

£220,000

8 Longsdon Grove, Meir Hay, ST3 5UU



- BEAUTIFUL EXTENDED SEMI
- THREE BEDROOMS
- SPACIOUS LOUNGE

- FABULOUS KITCHEN-DINING ROOM
- MODERN BATHROOM
- DRIVEWAY FOR MULTIPLE CARS
- GATED ACCESS TO REAR GARDEN
- CAR-PORT AND PATIO AREA
- LANDSCAPED REAR GARDEN

BEAUTIFUL EXTENDED SEMI-DETACHED HOUSE IN POPULAR MEIR HAY.

This wonderful family home offers three bedrooms, a lovely lounge and fabulous extended kitchen-dining/family room. With generous parking for multiple cars, side driveway with car port, leading to secure gated access to the patio and on to the garage. Pretty rear garden - landscaped and low maintenance. Excellent location for local shops, public transport and A50.

8 Longsdon Grove, Meir Hay.

ENTRANCE HALLWAY

1.12m x 1.30m (3'8" x 4'3")

Entrance into this lovely home is via the front UPVC door leading into the hallway, with wood-effect flooring, wall mounted radiator, stairs off to the first floor and doorway through into the lounge.

LOUNGE

5.20m x 3.40m (17'1" x 11'2")

Spacious and beautifully presented with real oak wooden flooring, stylish decoration and UPVC double glazed bay window overlooking the front of the property. Central electric fire set within hearth and surround. Useful understairs storage cupboard, wall mounted radiator and doorway through to the rear kitchen-diner.

KITCHEN-DINING AREA

4.35m x 2.50m (14'3" x 8'2")

A fabulous kitchen space that has been extended to the rear to open the room out into a large family room - with the kitchen at the heart of the home. Range of fitted wall and base units, with space for fridge-freezer, washing machine, integrated dishwasher and twin cavity oven with gas hob and extractor hood above. Inset composite sink-and-a-half with drainer and mixer tap. Wood-effect laminate flooring, wall-mounted boiler, wall mounted radiator. Open-plan through to the extension.

EXTENDED FAMILY-ROOM SECTION

2.98m x 2.75m (9'9" x 9'0")

Open plan from the original kitchen, this section is currently used to provide more kitchen storage, worktop space, wall mounted radiator and UPVC double glazed windows overlooking the side and rear of the extension. Continuation of the laminate flooring, up to the UPVC double glazed door leading to the rear patio & garden. Stylish, spotless and spacious! A stunning room!

STAIRS AND LANDING

2.80m x 1.85m (9'2" x 6'1")

Stairs rise up from the entrance hallway to the first floor landing, with UPVC double glazed window, doors off to all accommodation including a useful airing cupboard.

BEDROOM ONE

4.01m x 2.50m (13'2" x 8'2")

Beautifully presented, the master bedroom is decorated with a panel-effect feature wall, painted in pale grey-blue tones, with range of fitted wardrobes, wall mounted radiator and UPVC double glazed window overlooking the front of the property. Wood-effect flooring in pale ash-coloured laminate, and with stylish down-lighters fitted into the ceiling, this is indeed a peaceful master bedroom.

BEDROOM TWO

2.58m x 2.40m (8'6" x 7'10")

A second double room with wood-effect flooring, feature-wall of wallpaper and wall mounted radiator. UPVC double glazed window overlooking the rear garden.

BEDROOM THREE

2.75m x 1.85m (9'0" x 6'1")

A third, single bedroom with laminate flooring, pale cream decor and wall mounted radiator. Useful storage cupboard over the bulk-head of the stairs, offers a good amount of shelving space. Ideal as a child's bedroom, nursery or work-from-home office space.

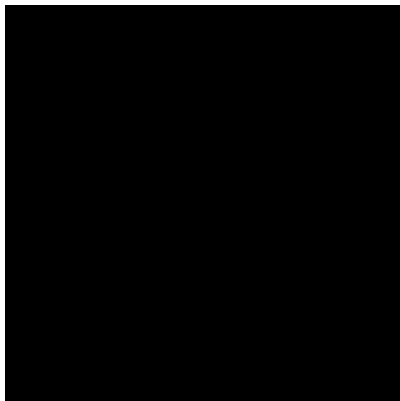
FAMILY BATHROOM

1.83m x 1.80m (6'0" x 5'11")

Bright white suite comprising wc, wash hand basin, jacuzzi bath with shower above. Tiled walls, tile-effect vinyl flooring, wall mounted heated towel rail. UPVC double glazed frosted-glass window.

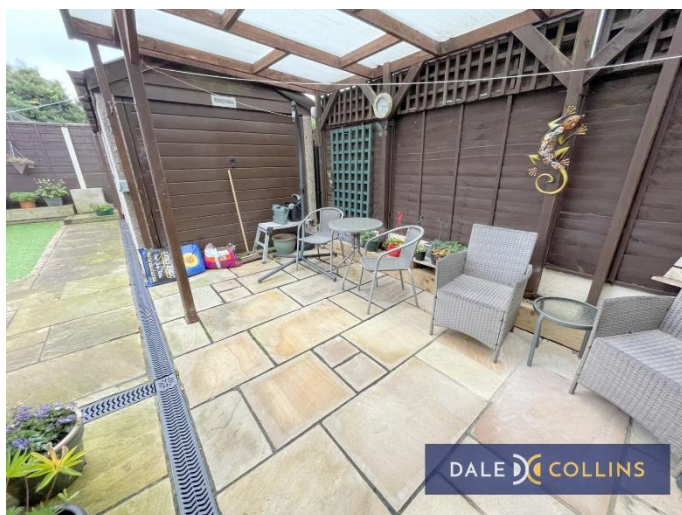
OUTSIDE AREAS

The property has an excellent plot, with multiple parking spaces to both the front and side driveway, which leads to tall secure gates, opening into the rear garden and patio area, and on to the detached single garage. The garden has been landscaped to include artificial lawn, timber pergola and pretty planting. There is a really useful car-port to the side of the house, ideal for drying washing no matter what the weather, and also providing a sheltered seating area for those summer showers!



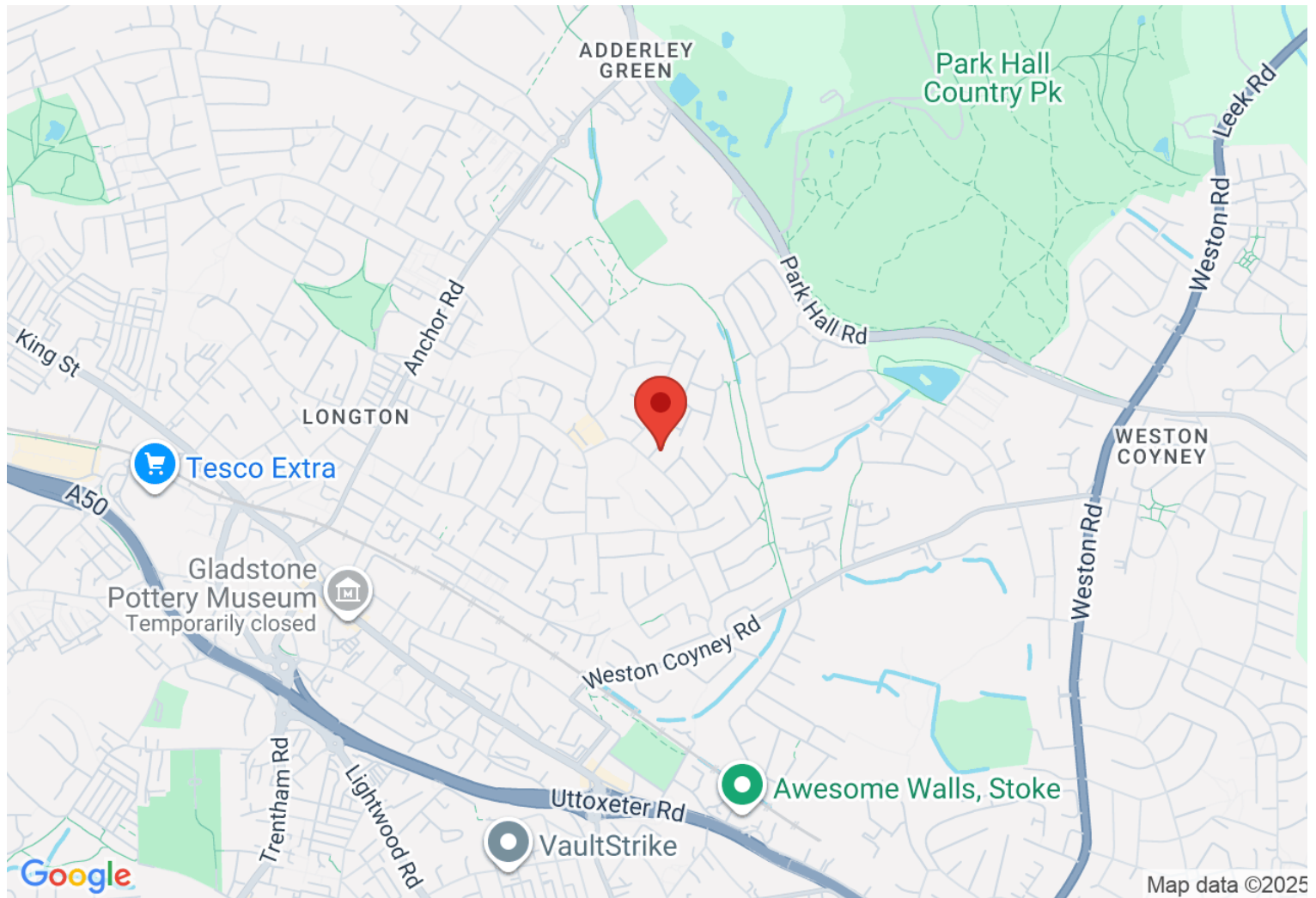








Directions



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

Unit 14, Trentham Technology Park, Bellringer Road, Trentham, Stoke-On-Trent, Staffordshire, ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com | lettings@daleandcollins.com W: www.daleandcollins.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DALE AND COLLINS ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.