



Langland Drive | Blurton | Stoke-on-Trent | ST3 2ET

£220,000

IDEAL FAMILY HOME, VERY WELL PRESENTED, POPULAR RESIDENTIAL LOCATION.

This very well presented, spacious semi detached family home is situated in a popular residential location offering excellent access to local amenities, schools, commuter and transport networks. The accommodation comprises, entrance hall, lounge, fitted kitchen/diner, three bedrooms and a family bathroom. Gas central heating, double glazing, driveway providing ample parking and a low maintenance tiered rear garden. Viewings are strongly recommended to appreciate what this impressive property has to offer.



## Property Description

This very well presented, spacious semi detached family home is situated in a popular residential location offering excellent access to local amenities, schools, commuter and transport networks.

The accommodation comprises, entrance hall, lounge, fitted kitchen/diner, three bedrooms and a family bathroom. Gas central heating, double glazing, driveway providing ample parking and a low maintenance tiered rear garden.

### ENTRANCE HALL

Double glazed entrance door and window to the side elevation, radiator and staircase leading to the first floor.

### LOUNGE

17' 10" x 11' 11" (extending to 15' 3") (5.44m x 3.63m) Living flame electric fire with feature hearth, coving to the ceiling, two radiators, television point and double glazed window to the front elevation.

### KITCHEN/DINER

17' 10" x 10' 3" (max) " (5.44m x 3.12m) Fitted with a range of base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl stainless steel sink and single drainer with mixer tap. Built in electric oven, hob and extractor fan. Plumbing for a washing machine, coving to the ceiling, radiator, part tiled walls, double glazed windows and entrance door leading to the rear garden.

### FIRST FLOOR LANDING

Radiator and loft access.

### MASTER BEDROOM

11' 11" x 9' 8" (3.63m x 2.95m) Fitted wardrobes with matching wall mounted cupboards extending over bed space. Built in wardrobe and storage cupboard, radiator and double glazed window to the front elevation.

### BEDROOM TWO

10' 2" x 9' 8" (3.1m x 2.95m) Built in wardrobe and storage cupboard, radiator and double glazed window to the rear elevation.

### BEDROOM THREE

8' 6" x 7' 10" (2.59m x 2.39m) Radiator and double glazed window to the front elevation.

### BATHROOM

Four piece suite comprising panelled bath, shower cubicle with mixer shower, pedestal wash hand basin and low level w/c. Heated towel rail, tiled walls and double glazed window to the rear elevation.

### EXTERIOR

To the front of the property there is a feature pressed concrete driveway providing ample off road parking, further paved driveway to the side with 7kwh electric vehicle charging point and a well presented enclosed tiered garden to the rear comprising paved patios, lawned garden and feature raised gravel borders.

### GENERAL INFORMATION

#### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

#### Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

#### Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.



## Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

## Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

## Market Appraisal

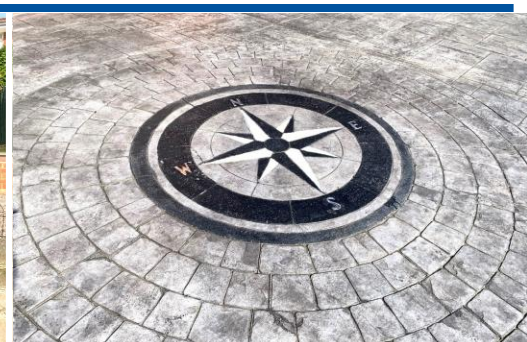
Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

## Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

## Agents Notes

Louis Taylor Estate Agents are marketing this property on behalf of a relative of a Louis Taylor employee.



## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office

5 King Street

Newcastle

Staffordshire

ST5 1EN

[www.louistaylor.co.uk](http://www.louistaylor.co.uk)

[newcastle@louis-taylor.co.uk](mailto:newcastle@louis-taylor.co.uk)

01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements