

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



160 Longton Hall Road, Blurton, Stoke-On-Trent, ST3 2EJ

£160,000

- Extended Accommodation
- Charming Garden
- Two Bedrooms
- Gas Combi Boiler
- No Onward Chain
- Two Car Drive
- Ground Floor Wet Room
- UPVC Double Glazing

AN EXTENDED HOUSE IN A POPULAR LOCATION!

Ideally located for quick and easy access to local schools, shops and Longton Town Centre.

This traditional semi-detached house has been extended at the back and has an open outlook to the rear and is well set back from Longton Hall Road.

There is a two car driveway to the front of the property, charming garden to the rear and practical accommodation within featuring a ground floor wet room, two bedrooms and a comfortable lounge. There is also a useful utility area with plumbing for washing machine and the house has central heating from a gas combi boiler as well as UPVC double glazing. This property is being sold with no onward chain.

For more information please call or email.



GROUND FLOOR

SIDE ENTRANCE HALL

Composite double glazed front/ side door. Laminate flooring. Stairs leading to the first floor. Door into the...

LOUNGE

12'9+ recess into bay x 12'2 front (3.89m+ recess into bay x 3.71m front)
Laminate flooring. Double radiator. UPVC double glazed bay window with fitted vertical blinds. White fireplace surround with marble hearth and inserts and living flame gas fire.

UTILITY

7'8 x 6'1 side (2.34m x 1.85m side)
Tile effect laminate flooring. Radiator. UPVC double glazed window with fitted roller blind. Range of storage cupboards. Plumbing for washing machine.

WET ROOM

7'3 x 5'10 (2.21m x 1.78m)
Tiled walls. White wash basin, low level W/C and shower. Stainless steel towel rail radiator. Extractor.

KITCHEN

10'2 x 9'3 side (3.10m x 2.82m side)
Tile effect laminate flooring. Double radiator. Composite double glazed rear

external door. A range of wall cupboards and base units with a pale timber effect finish together with integrated gas hob, stainless steel hood and double under oven. Part tiled walls. Two UPVC double glazed windows with fitted roller blinds.

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM ONE

12'5 x 12'1 + bay front (3.78m x 3.68m + bay front)
Fitted carpet. Radiator. UPVC double glazed bay window with fitted vertical blinds.

BEDROOM TWO

12'5 x 7'10 rear (3.78m x 2.39m rear)
Grey laminate flooring. Radiator. UPVC double glazed window with fitted vertical blind. Storage cupboard with shelving and Vailant combi boiler for central heating and hot water.

OUTSIDE

The property is set well back from the road behind a tarmac driveway for two cars.

There is a charming and well stocked rear garden with paved patio areas, lawns, shrubs, trees, borders and substantial timber garden shed.





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MATERIAL INFORMATION

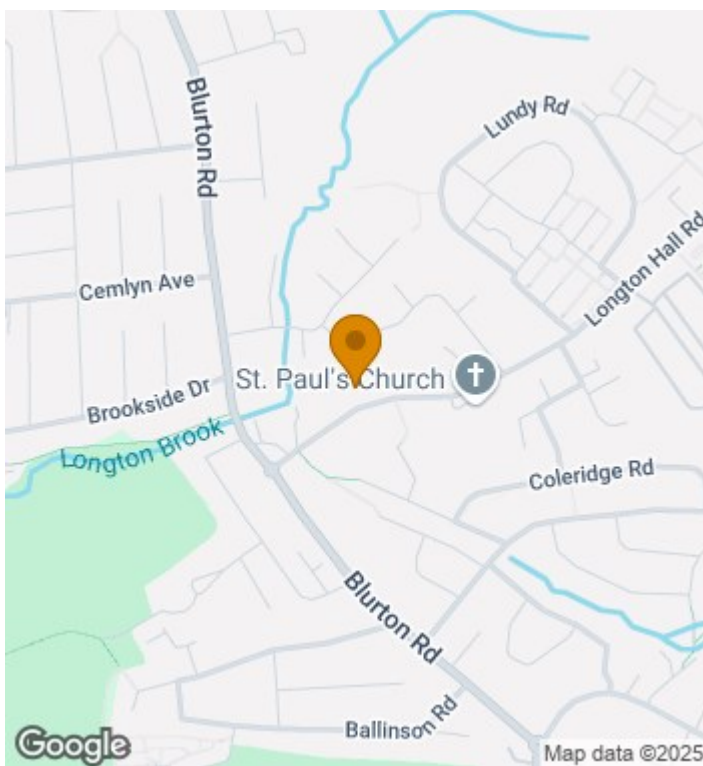
Tenure - Freehold

Council Tax Band - B



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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