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Estate Agents

Letting and Management Specialists



33 Longton Hall Road, Longton, Stoke-On-Trent, ST3 2NQ

Offers In Excess Of

£140,000

- End Town House
- Corner Position
- White Bathroom Suite
- Potential For Off Road Parking
- Three Bedrooms
- Modern Fitted Kitchen
- Large Paved Rear Garden
- GF Cloaks/Wc

Situated on the sought-after Longton Hall Road, this beautifully presented three-bedroom end town house offers stylish and comfortable living ideal for first-time buyers, growing families, or investors alike.

The property enjoys a prime corner position with additional garden space and parking potential. Internally, the home features a bright and spacious lounge, a modern fitted kitchen with ample storage, and a convenient downstairs WC.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. The property also features plenty of useful storage!

Outside, the property benefits from a generous rear garden, which is perfect for relaxing or entertaining! The home is ideally located within easy reach of local schools, shops, and transport links, offering a perfect balance of suburban peace and everyday convenience.

Don't miss your chance to view this fantastic home in a popular residential area!

For more information please contact us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door, Fitted carpet. Radiator. Storage under stairs. Stairs to the first floor.

LIVING ROOM

18'4 max x 10'10 (5.59m max x 3.30m)

Fitted carpet. Radiator. UPVC double glazed window. Electric fire.

REAR HALL/WC

Vinyl flooring. Access to the rear door. Storage cupboard. Wc.

KITCHEN DINER

18'4 x 8'4 (5.59m x 2.54m)

Two UPVC double glazed windows. Tiled floor. Radiator. Range of wall cupboards and base units with integrated gas oven and hob. Extractor fan.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Storage cupboard containing the combi boiler. Access to the loft.

BEDROOM ONE

15'1 max x 11'10 max (4.60m max x 3.61m max)

Two UPVC double glazed windows. Laminate flooring. Radiator.

BEDROOM TWO

12'1 x 8'4 (3.68m x 2.54m)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

BEDROOM THREE

10'8 max x 6'5 max (3.25m max x 1.96m max)

Fitted carpet. Radiator. UPVC double glazed window. Store cupboard.

BATHROOM

8'6 max, 5'0 min x 6'1 max, 2'11 min (2.59m max, 1.52m min x 1.85m max, 0.89m min)

Tiled floor. Radiator. UPVC double glazed window. Bath with shower over, wash basin and wc. Part tiled walls.


OUTSIDE

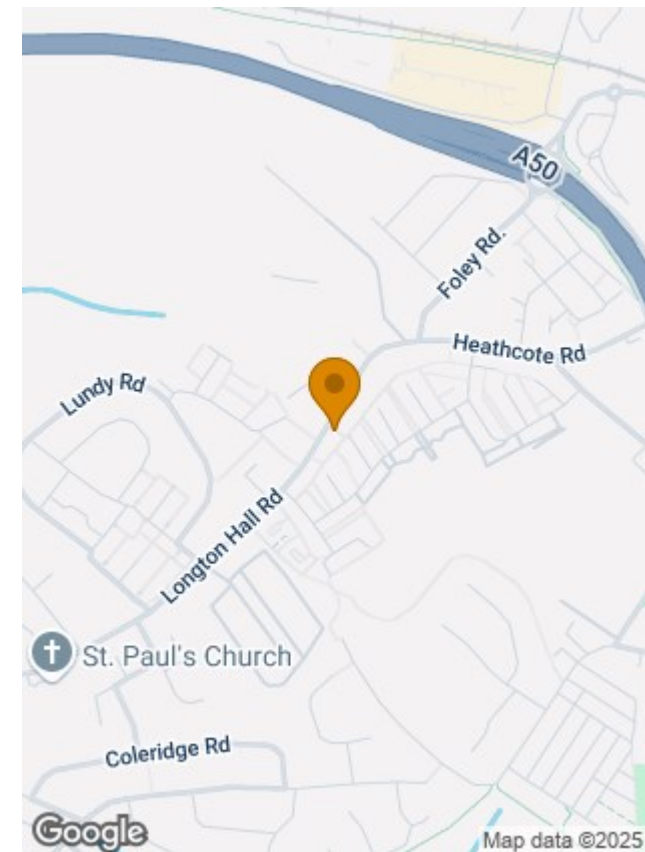
There is an enclosed front garden with lawn. On street parking.

There is a low maintenance rear garden with a sizeable patio and covered decking area along with a brick storage shed and a metal shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	85
(81-91) B		
(69-80) C		
(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 		



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



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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