

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



12 Smith Street, Longton, Stoke-On-Trent, ST3 1DR

Asking Price

£130,000

Ideal for first-time buyers or investors, this well-proportioned three-bedroom terraced house is located on the popular Smith Street in Longton.

Offering comfortable living space and a private rear garden this property provides a fantastic opportunity to create a comfortable and welcoming home. Inside, the property has been well maintained throughout, featuring a traditional layout with a good-sized living room, kitchen with space to dine, and a ground floor bathroom.

Upstairs, you'll find three well-sized bedrooms, perfect for a growing family or those needing extra space for working from home.

To the rear is a private garden, offering outdoor space for relaxation, entertaining, or family activities. With its central Longton location, the property is conveniently positioned for access to local shops, schools, public transport, and commuter routes.

For more information call or e-mail us.



GROUND FLOOR

LIVING ROOM

12'7 x 11'1 (3.84m x 3.38m)

Composite front door. UPVC double glazed window. Laminate flooring. Radiator.

KITCHEN

12'7 x 12'3 (3.84m x 3.73m)

UPVC double glazed window. Vinyl flooring. Radiator. Range of wall cupboards and base units with integrated electric oven and hob. Part tiled walls. Gas combi boiler.

REAR HALL

Fitted carpet. UPVC double glazed rear door. Access to the side entry.

BATHROOM

11'5 x 6'7 (3.48m x 2.01m)

Vinyl flooring. Radiator. UPVC double glazed window. Bath, wash basin, wc and separate shower compartment with an electric shower. Part tiled walls.

FIRST FLOOR

LANDING

Fitted stair and landing carpet.

BEDROOM ONE

12'9 x 12'5 (3.89m x 3.78m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

11'00 x 8'9 (3.35m x 2.67m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

11'1 max, 7'11 min x 6'9 max (3.38m max, 2.41m min x 2.06m max)

Fitted carpet. Radiator. UPVC double glazed window. Access to the loft.

OUTSIDE

There is on street parking to the front of the property and an enclosed block paved garden to the rear with raised gravelled beds.





MATERIAL INFORMATION

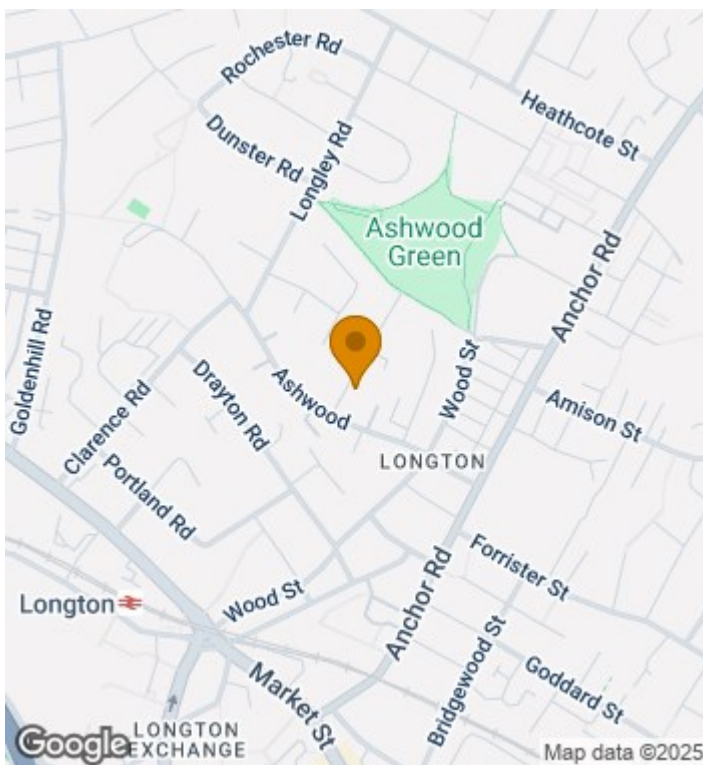
Tenure - Freehold

Council Tax Band - A



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E	44	
(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

AusterberryTM
the best move you'll make