



**Longport Road**  
**Longport, ST6 4NJ**

- A SPACIOUS END TOWN HOUSE
- BEAUTIFULLY PRESENTED, NEATURAL DECOR ETOPVC D/GLAZING & GAS C/HEATING
- HALL, TWO RECEPTION ROOMS
- THREE BEDROOMS, FF BATHROOM
- DRIVEWAY, REAR GARDEN
- CONVENIENT LOCATION
- EASY ACCESS TO THE A500/A34/M6

**£155,500**





## Property Description

### INTRO

A beautifully presented spacious three bedroom end town house offered For Sale, comprising entrance hallway, a bay window dining room, lounge to the rear, kitchen, three bedrooms, a family first floor bathroom. UPVC double glazing & gas central heating. Externally a forecourt garden to the front, a driveway. A rear garden area and garage (requires replacement) The property is located within very easy access to the the A500 leading to local facilities, larger towns close to Newcastle, Stoke on Trent and the M6 network. An ideal first time buy an/or investment for the rental market. Viewing essential. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST6 4NT. From the A500 turn in To Longport Road. The property can be found on the left hand side, as identified by our for sale sign.

### ENTRANCE HALL

Entered through a UPVC door with glazed panels. Staircase





to the first floor, under stairs store area, laminate flooring.

#### DINING ROOM

11' 3" x 10' 7" (3.43m x 3.23m)

Bay window to the front elevation. Wall lights.

#### LOUNGE

15' 3" x 11' 4" (4.65m x 3.45m)

Window to the rear elevation. Feature fireplace, laminate flooring.

#### KITCHEN

7' 2" x 7' 1" (2.18m x 2.16m)

Window to the rear elevation. A range of wall and base units, single drainer sink unit, worksurface. Space for appliances, radiator.

#### FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Doors to:

#### BEDROOM ONE

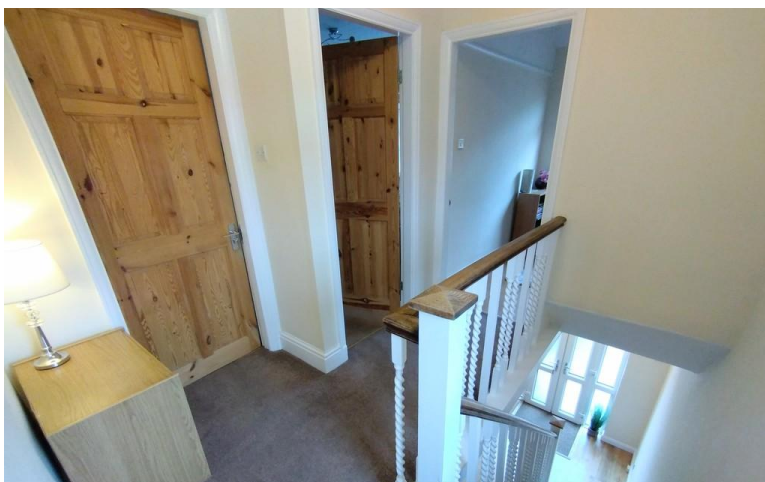
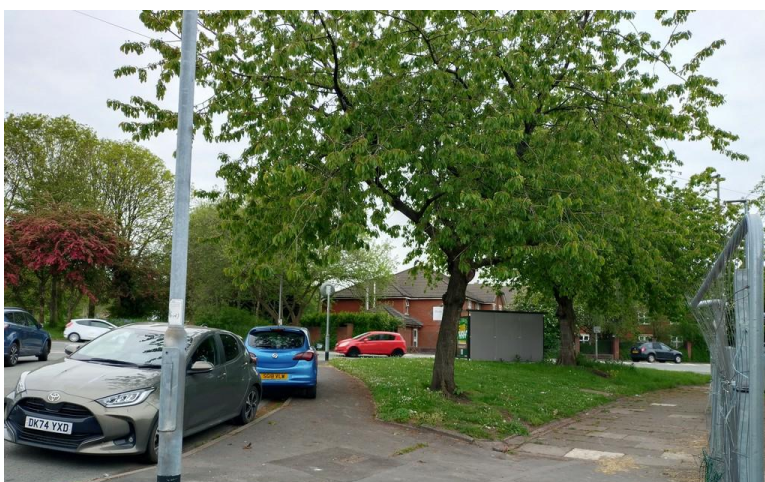
12' 1" x 11' 1" (3.68m x 3.38m)

Window to the front elevation, radiator.

#### BEDROOM TWO

11' 11" x 10' 7" (3.63m x 3.23m)

Window to the rear elevation, radiator.



#### BATHROOM

Window to the rear elevation. Suite comprising: panelled bath and an over bath shower, low level W.C, wash hand basin. Splash back tiling, radiator.

#### EXTERNALLY

##### FRONTAGE

Off road parking, shrub borders.

##### REAR

Lawn area and paved patio.



#### GARAGE

A detached construction requiring work/demolition.

#### OUTBUILDING

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)

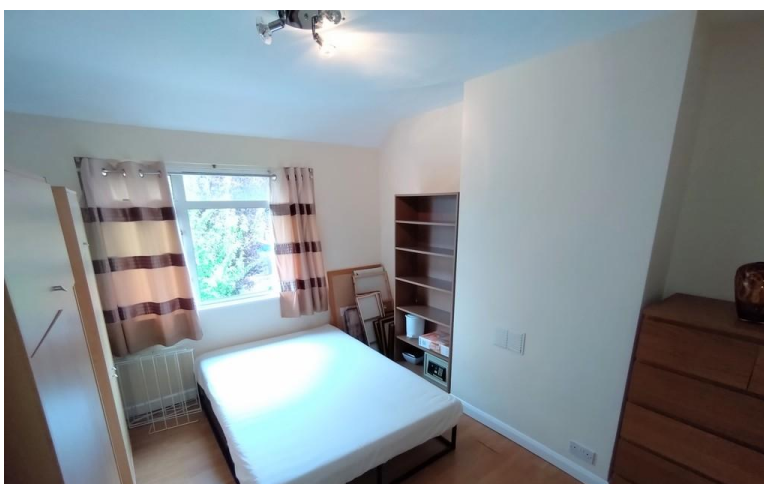
#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or



services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



#### LOCAL AUTHORITY

Stoke On Trent City Council

#### COUNCIL TAX BAND C

#### EPC RATING (PDF available online)

Current: 63D Potential: 71C

#### BEDROOM THREE

7' 10" x 6' 4" (2.39m x 1.93m)

Window to the front, radiator.







29 Longport Road





## 29 Longport Road



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser