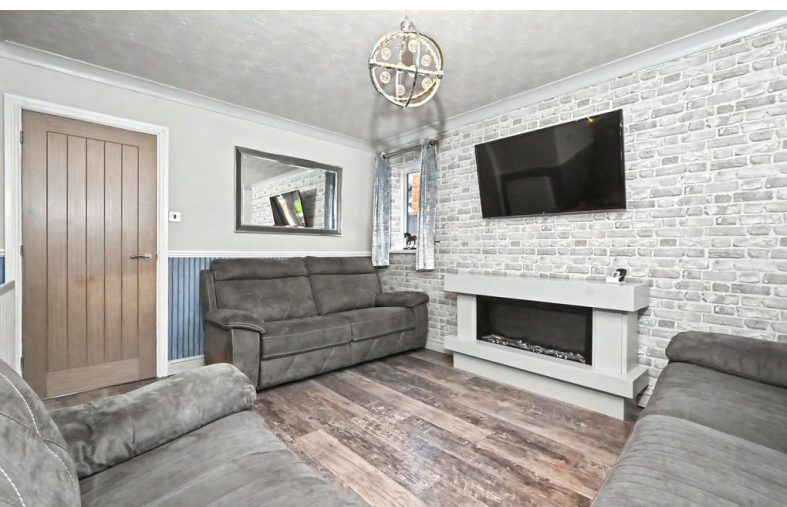


FOR SALE



Deanscroft Way, Longton, Stoke-on-Trent

3 Bedrooms, 2 Bathroom, Semi Detached House

Offers Over £220,000


MARTIN&CO



**Deanscroft Way, Longton,
Stoke-on-Trent**
3 Bedrooms, 2 Bathroom
Offers Over £220,000

- Semi Detached
- Three Bedrooms
- No Chain
- En - suite
- Utility Room



Entrance Porch 3' 9" x 2' 11" (1.16m x 0.90m) A useful covered entrance providing access to the main accommodation and space for coats and footwear.

Entrance Hall 9' 5" x 3' 3" (2.89m x 1.00m) A welcoming entrance hall providing access to the kitchen, family room and main living area.

Kitchen 9' 8" x 10' 2" (2.95m x 3.12m) Fitted with a range of wall and base units with complementary work surfaces, incorporating an integrated oven and dishwasher with space for additional appliances and a window to the front elevation.

Family Room 10' 7" x 7' 10" (3.23m x 2.40m) Originally part of the garage, this thoughtfully converted room offers excellent additional living space and is ideal as snug, playroom, home office or cinema room. Adding to the property's versatility and appeal for modern family living.

Utility Room 7' 10" x 4' 11" (2.40m x 1.52m) Practical utility space providing additional storage and appliance space, helping to keep the main living areas clutter-free.

Lounge/Dining Room 18' 2" x 13' 10" (5.55m x 4.22m) A spacious open-plan living and dining area offering excellent space for both relaxation and entertaining, with direct access into the orangery.

ORANGERY 9' 10" x 8' 5" (3.02m x 2.57m) A bright and airy addition overlooking the rear garden, creating a perfect sitting area, dining space or garden room.

Landing 8' 7" x 5' 9" (2.63m x 1.76m) Providing access to all first-floor accommodation and loft access.

Bedroom One 11' 10" x 10' 11" (3.61m x 3.35m) A



generous principal bedroom featuring fitted wardrobes and access to the en-suite shower room.

borders and a timber garden shed. Ideal for outdoor dining and family enjoyment.

En-Suite 6' 5" x 4' 11" (1.98m x 1.52m) A Practical en-suite shower room comprising shower cubicle, wash hand basin and low level WC.

Bedroom Two 11' 10" x 7' 11" (3.63m x 2.43m) A well-proportioned double bedroom with window overlooking the rear aspect.

Bedroom Three 9' 4" x 6' 9" (2.87m x 2.06m) A comfortable third bedroom, ideal as a child's room, guest bedroom or home office.

Family Bathroom 7' 1" x 5' 11" (2.17m x 1.82m) Fitted with a three-piece suite comprising panelled bath, wash hand basin and WC, serving the remaining bedrooms.

REAR GARDEN Landscaped and designed for low maintenance, featuring paved entertaining areas, artificial lawn, decorative gravel sections, raised





%epcGraph_c_1_210%





All measurements are approximate and for display purposes only

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH
T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.