

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



79 Heathcote Road, Longton, Stoke-On-Trent, ST3 2LY

Offers In Excess Of

£195,000

- Unique and Deceptively Spacious
 - Two Reception Rooms
 - GF Bathroom
 - Owned Solar Panels
- Three Bedroom Town House AND...
 - A Self Contained One Bedroom Annexe
 - Shower Room In The Annexe
 - Off Road Parking

A truly unique and deceptively spacious three-bedroom end townhouse situated on the popular Heathcote Road, Longton, offering versatile accommodation that is rarely available to the market.

The standout feature of this exceptional home is the self-contained annexe adjoining the property, providing ideal accommodation for multi-generational living, dependent relatives, older children, guest accommodation or those seeking the potential for a home office or business space. The annexe comprises an open-plan kitchen and living area, a bedroom with doors leading out into the garden and a modern shower room, offering comfortable and independent living.

The main residence itself provides generous family accommodation, comprising two reception rooms, a fitted kitchen and a ground floor bathroom. To the first floor are three good-sized bedrooms, creating ample space for growing families.

Further enhancing the property's appeal is the installation of owned solar panels, providing the benefit of improved energy efficiency and reduced running costs, with the added advantage of being owned outright rather than subject to a lease agreement.

Externally, the property occupies an attractive end townhouse position and offers excellent versatility both inside and out. The front of the house is home to the driveway, offering ample off road parking.

Early viewing is strongly recommended to fully appreciate the size, versatility, and unique features this outstanding home has to offer.

Call or e-mail us today to arrange your viewing!



GROUND FLOOR

HALL

Composite front door. Laminate flooring. Radiator. Stairs to the first floor.

LIVING ROOM

15'6 x 11'5 (4.72m x 3.48m)

Laminate flooring. Radiator. UPVC double glazed window. Electric fire. Storage cupboard.

DINING ROOM

11'6 x 6'10 (3.51m x 2.08m)

Laminate flooring. Radiator.

KITCHEN

11'7 x 8'3 (3.53m x 2.51m)

Tile effect flooring. Radiator. UPVC double glazed window. Range of wall cupboards and base units with ample worktop space and a tiled splash back. Vailiant gas combi boiler. Storage cupboard.

BATHROOM

8'3 x 5 '9 (2.51m x 1.52m '2.74m)

Tiled floor and walls. Radiator. UPVC double glazed window. Bath with shower over, wc with bidet attachment and a wash basin.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window.

BEDROOM ONE

11'5 x 11'4 (3.48m x 3.45m)

Fitted carpet. Radiator. UPVC double glazed window.

WC

Vinyl flooring. UPVC double glazed window. Saniflow wash basin and wc.

BEDROOM TWO

11'7 x 8'2 (3.53m x 2.49m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

8'3 x 6'2 (2.51m x 1.88m)

Fitted carpet. Radiator. UPVC double glazed window.

SELF-CONTAINED ANNEXE

LIVING ROOM

12'8 x 11'1 (3.86m x 3.38m)

Laminate flooring. Radiator. UPVC double glazed window. Range of kitchen units with worktop and tiled splash back.

BEDROOM

9'10 x 7'1 (3.00m x 2.16m)

Laminate flooring. Radiator. UPVC double glazed patio doors leading into the garden.

SHOWER ROOM

7'9 x 6'8 (2.36m x 2.03m)

Vinyl flooring. Radiator. UPVC double glazed window. Tiled shower enclosure and wash basin and wc.

OUTSIDE

To the front of the property is a full width tarmac driveway providing off road parking for multiple vehicles.

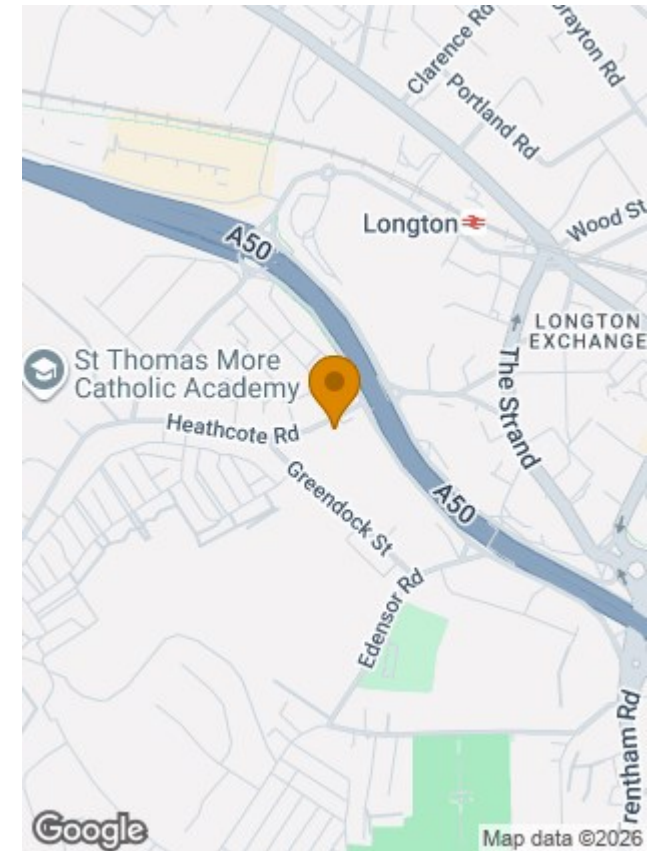
The rear of the property is South East facing and has a patio area, lawn with borders and a timber shed.

N.B The property benefits from fully owned solar panels which significantly contribute to discounted electric bills as well as rebates on a monthly basis subject to usage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(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

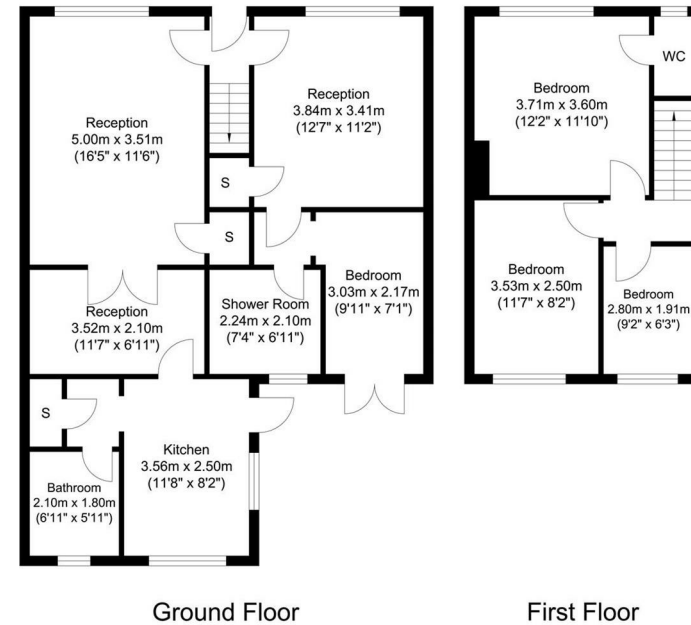
Tenure - Freehold

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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