



Longton Hall Road
Longton, ST3 2EJ

- A SEMI DETACHED HOUSE
- TWO BEDROOMS
- SPACIOUS ACCOMMODATION
- NO CHAIN, BEAUTIFULLY PRESENTED
- STUNNING REAR GARDEN
- NEW ROOF, GAS C/HEATING & UPVC D/GLAZING
- DRIVEWAY FOR 3 CARS
- POPULAR & CONVENIENT AREA

£175,000





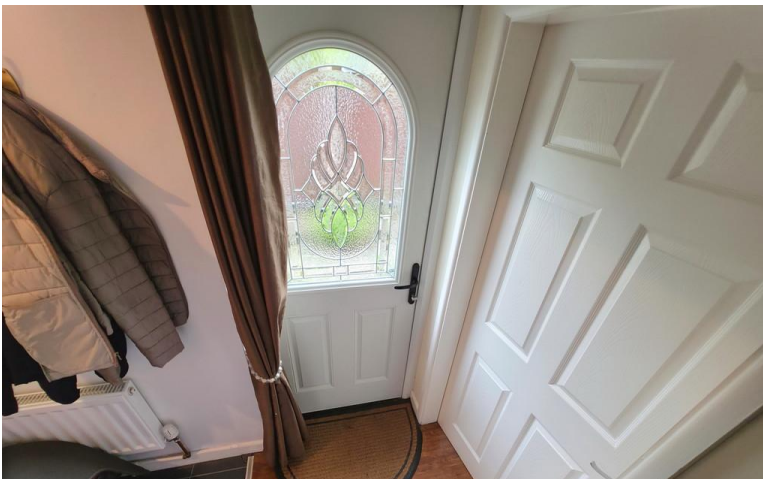
Property Description

INTRO

Don't miss this opportunity! A fantastic updated SEMI DETACHED HO USE, set in the very popular location of Longton Hall Road! Available with NO CHAIN - The property also benefits from a completely new roof, driveway for approx 3 cars and a truly sublime rear garden! Comprising entrance hall, lounge, utility, kitchen and ground floor wet room, and to the first floor are the TWO BEDROOMS. The electrics have been checked and passed in 2025. UPVC double glazing and gas central heating from a combi boiler. A desirable area and highly convenient to local amenities and road links across the city, and to the A50/ M1/ M6. Contact us today to get your viewing booked!

DIRECTIONS

Please use postcode ST3 2EJ for Sat Nav/ Google Maps. From Blurton Road, turn left into Longton Hall Road, where the property can be found on the left hand side, as identified by our For Sale sign.





ACCOMMODATION

ENTRANCE HALL

Composite front entrance door. Staircase to the first floor. Covings and spotlights to the ceiling.

LOUNGE

11' 11" x 11' 8" (3.64m x 3.56m)

A living room with front bay window. Radiator. Feature gas fire and surround. Open understairs storage area/ alcove. Laminate flooring. Covings to the ceiling. Central thermostat controls. Ceiling and two wall lights.



UTILITY AREA

7' 4" x 5' 9" (2.24m x 1.76m)

A utility area, which leads into the kitchen via open archway. Base and wall mounted cupboards. Window to the side aspect. Radiator. Updated electrical consumer unit. Space and plumbing for washing machine. Tiled flooring. Door to the Wet Room.

KITCHEN

9' 9" x 8' 11" (2.99m x 2.72m)

A well fitted kitchen with two windows overlooking the lovely rear garden, and a window to the side allowing reams of natural light. A range of both base and wall mounted cupboard units with worksurfaces over. Single drainer sink unit. Splash back tiling. Space for tall standing fridge/ freezer. Electric oven/grill with gas hob and fitted extractor hood over. Tiled flooring. Radiator. Covings and spotlights to the ceiling.



WET ROOM

6' 11" x 5' 6" (2.11m x 1.69m)

A ground floor wet room with electric shower and wet room flooring/ drains. Low level W.C and wash hand basin. Two vanity cabinets. Chrome towel radiator. Part tiled walls. Dome light fitting. Covings to the ceiling.

FIRST FLOOR LANDING



BEDROOM ONE

12' 11" x 12' 5" (3.96m x 3.79m)

Bay window to the front, radiator. Carpeted. Alcove recess areas.

BEDROOM TWO

12' 5" x 7' 10" (3.81m x 2.39m)

Window to the rear, radiator. Door to store cupboard, with storage and shelving, and also housing Vaillant gas combi boiler. Laminate flooring.



EXTERNALLY

FRONT GARDEN/ DRIVEWAY

Set back from the road, the front opens to a tarmac driveway, with space to park approx 3 vehicles. Shrub borders, and enclosed with wall and fencing. Through access to the side/ rear.

REAR GARDEN

A sublimely presented and private rear garden, landscaped and laid to lawn garden enclosed with fencing. Paved patio areas. Has to be seen to be truly appreciated!



ADDITIONAL NOTES

The property benefits from no onward chain. The electrics have passed an electrical safety certificate, with a new consumer unit, in 2025. The new roof has full guarantee.

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

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 B

EPC RATING (PDF available online)
Current: 67D Potential: 83B









43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements