



## Lyndhurst Sutherland Road, Longsdon, Stoke-On-Trent, ST9 9QD

Price Guide £550,000

- Three storey property built in 1897
- Four double bedrooms & two bathrooms
- Log burners in both reception rooms
- Sought after location
- Fully modernised breakfast kitchen with bi-fold doors
- Original tiled floor and decorative corbels in the hallway
- Detached garage with electric roller door
- Underfloor heating to the kitchen, utility and shower room
- Sash windows throughout
- Rear garden and front courtyard with wooden pergola

# Lyndhurst Sutherland Road, Stoke-On-Trent ST9 9QD

Whittaker & Biggs are delighted to offer to the market this exquisite semi-detached house, built in 1897. Spanning three storeys, the property has been fully renovated to an exceptional standard, making it an ideal family home.

Upon entering, you are greeted by an original tiled hallway that sets the tone for the character found throughout the house. The two spacious reception rooms are perfect for both relaxation and entertaining, each featuring a cosy log burner that adds warmth and charm during the colder months.

The heart of the home is undoubtedly the stunning breakfast kitchen, which boasts bi-fold doors that seamlessly connect the indoor space with the outdoor area. This modern kitchen is equipped with an island unit, skylights that flood the space with natural light, and underfloor heating, ensuring a comfortable and inviting atmosphere for family gatherings or casual breakfasts.



Council Tax Band: D



## Ground Floor

### Entrance

4'10" x 3'6"

Composite double glazed door to the frontage, UPVC double glazed window to the side aspect, radiator, original tiled floor, decorative corbels.

### Hall

8'7" x 5'4"

Original tiled floor, stairs to the first floor, stairs down to the cellar.

### Dining Room

13'1" x 12'9"

UPVC double glazed sash bay window to the frontage, UPVC double glazed sash windows to the rear, Morso log burner, stone hearth and surround, two vintage style radiators.

### Sitting Room

13'7" x 12'3"

UPVC double glazed sash bay window to the rear, Morso log burner, tiled hearth, wood mantle, radiator.

### Breakfast Kitchen

24'2" x 12'10" max measurement

Composite bi-fold doors with integral electric blinds to the side aspect, apex transom window, two Velux skylights, units to the base and eye level, Falcon range cooker, extractor hood, quartz work tops, ceramic undermount sink and half with drainer, chrome mixer tap, Miele integrated dishwasher, integral bins, island unit with integral wine cooler, inset ceiling spotlights, tiled floor, under floor heating.

### Utility Room

7'4" x 5'6"

UPVC double glazed window to the frontage, base units, quartz worktop, ceramic sink and drainer, chrome mixer tap, integral washer dryer, under floor heating.

## Shower Room

5'0" x 4'7"

Open shower with chrome fittings, rainfall shower head, wall mounted wash hand basin, chrome mixer tap, low level WC, inset ceiling spotlights, extractor fan, under floor heating

## First Floor

### Landing

11'8" x 5'5"

UPVC double glazed sash window to the frontage, stairs to the second floor.

### Bathroom

11'7" x 7'4"

UPVC double glazed sash windows to the frontage, freestanding double ended bath, chrome wall mounted mixer tap, walk in shower enclosure, chrome fittings, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, generic radiator, cupboard housing the gas fired wall mounted Baxi combi boiler, inset ceiling spotlights, shaver point.

### Bedroom One

13'1" x 12'9"

UPVC double glazed sash window to the rear, radiator, fitted oak wardrobes, ornamental wrought iron fireplace with tiled hearth.

### Bedroom Two

13'7" x 12'4"

UPVC double glazed sash windows to the rear, radiator, ornamental cast iron fireplace.

## Second Floor

### **Bedroom Three**

13'8" x 12'3"

UPVC double glazed sash window to the rear, Velux skylight, ornamental cast iron fireplace, tiled hearth, radiator.

### **Bedroom Four**

13'9" x 8'10"

UPVC double glazed sash window to the frontage, Velux skylight, radiator.

### **Cellar**

12'8" x 11'6"

UPVC double glazed window to the rear, radiator.

### **Externally**

To the frontage, detached garage, paved courtyard, wall boundary, wooden pergola.

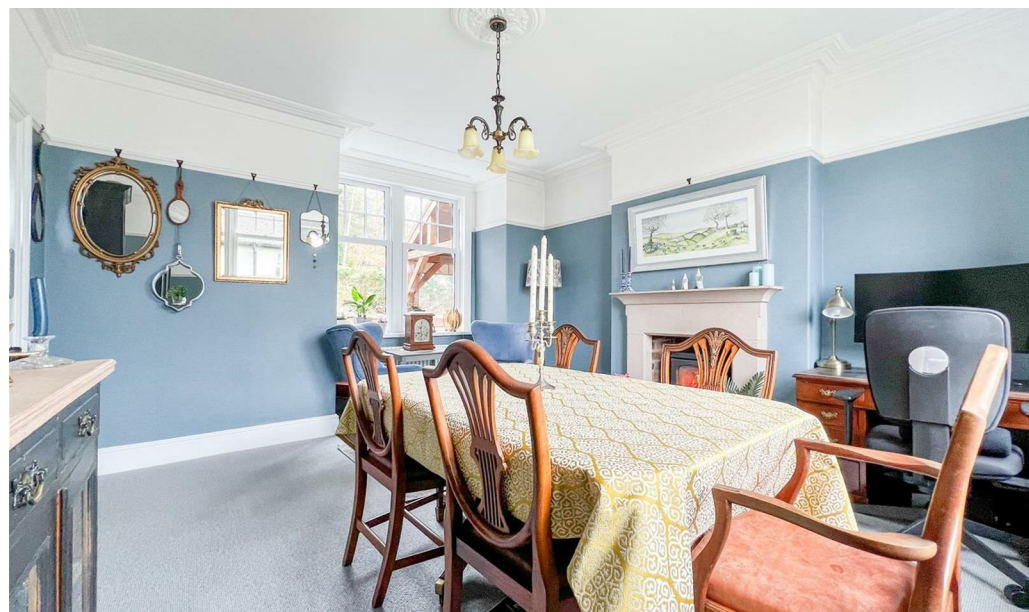
To the rear, two paved patios, area laid to lawn, wall and fence boundary.

### **Detached Garage**

Brick construction, electric roller door, composite pedestrian door to the rear, UPVC double glazed window to the rear, power and light.

### **AML REGULATIONS**

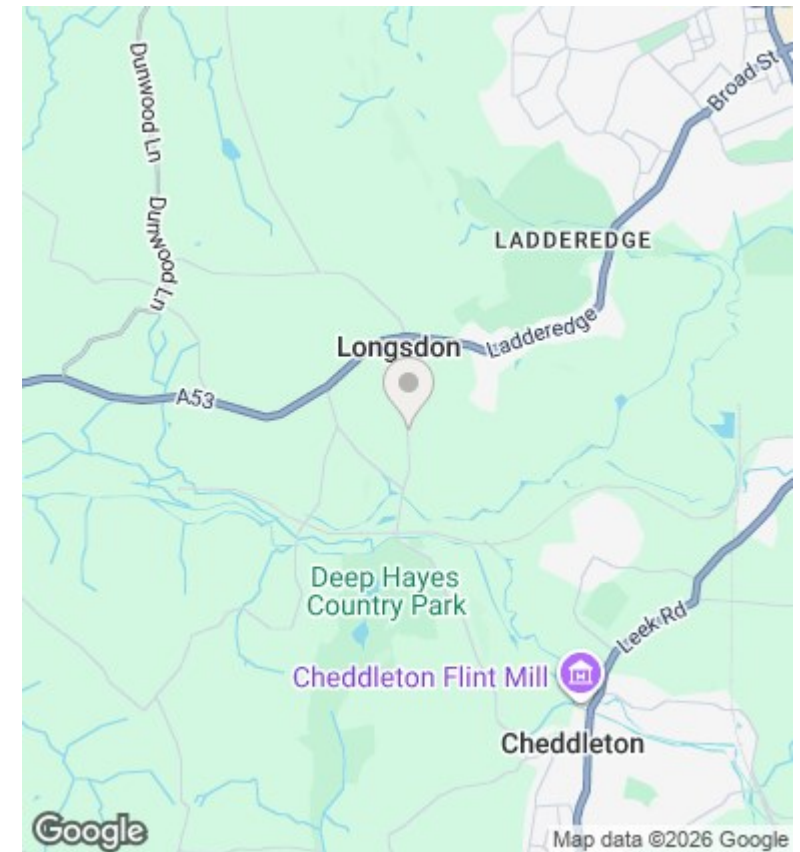
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>75</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	