



2, Huxley Place, Stoke-On-Trent, ST3 1SN



**£195,000**

A smart modern semi-detached family home set in a popular and sought after suburb on the edge of Longton. The house has been extensively renovated and offers uPVC double glazing, gas central heating, an upgraded kitchen and shower room. With spacious accommodation comprising: entrance hall, living room, extended open plan kitchen diner, three double bedrooms and a shower room. Located in a good size corner plot with low maintenance garden, off road parking and a detached garage.

Early viewing essential - NO UPWARD CHAIN



**01785 811 800**

**<https://www.tgprop.co.uk>**












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 