



**7 Rimini Close, Longton, Stoke-on-Trent ST3 5YG**  
**Price guide £179,920**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers



**This beautifully presented modern semi-detached home offers superb starter accommodation, ideal for first-time buyers, downsizers, or investors alike. Thoughtfully arranged and well maintained throughout, the property provides comfortable living space with the added benefit of low-maintenance outdoor areas.**

**The ground floor comprises a welcoming entrance hall, a fitted kitchen complete with built-in appliances, and a bright, generously proportioned lounge. Double doors open into the conservatory, creating an excellent additional reception space with pleasant garden views and direct access outside — perfect for entertaining or enjoying year-round use.**

**To the first floor are two well-sized bedrooms and a contemporary family bathroom, offering practical and comfortable accommodation.**

**Externally, the property benefits from a smart tegular paved driveway providing valuable off-street parking to the front. Gated side access leads to the fully enclosed rear garden, designed for ease of maintenance and enjoyment, featuring a paved patio area and artificial lawn — ideal for outdoor dining, relaxing, or hosting guests in a private setting.**

**Early viewing is highly recommended to fully appreciate what this fantastic home has to offer.**



## **The Accommodation Comprises:**

### **Entrance Hall**

11'2" x 5'11" (3.40m x 1.80m)

Entered via a uPVC front entrance door with adjacent uPVC window, the welcoming hallway features a single radiator and provides access to the principal ground floor accommodation.

### **Lounge**

13'0" x 12'6" (3.96m x 3.81m)

A well-proportioned reception room featuring a double radiator and uPVC double glazed patio doors leading through to the conservatory. An under-stairs storage cupboard provides useful additional storage space.

### **Conservatory**

14'0" (max) x 11'5" (4.27m (max) x 3.48m)

Of part brick and part uPVC double glazed construction, this bright and versatile space features a wood panelled floor and doors leading out to the rear garden, creating an ideal area for relaxing or entertaining.

### **Kitchen**

10'6" x 6'5" (3.20m x 1.96m)

Fitted with a range of high and low level white units complemented by contrasting work surfaces over. Incorporating an inset enamel sink with mixer tap, built-in Bosch oven, electric hob with extractor hood above, and partly tiled walls. A radiator completes the room.

### **First Floor**

Stairs provide access up to the:

### **Landing**

With access to the loft space and a uPVC double glazed window providing natural light. A built-in storage cupboard houses the wall-mounted gas combination boiler.

### **Bedroom One**

9'8" x 12'6" (2.95m x 3.81m)

A comfortable double bedroom positioned to the rear of the property, enjoying a pleasant outlook via a uPVC double glazed window. The room benefits from a single radiator and offers ample space for bedroom furnishings, making it an ideal principal bedroom.

### **Bedroom two**

6'8" x 12'8" (2.03m x 3.86m)

Located to the front of the property, this well-proportioned bedroom features a uPVC double glazed window allowing for plenty of natural light, along with a single radiator. A versatile room ideal as a guest bedroom, child's room, or home office.

### **Bathroom**

6'6" x 6'2" (1.98m x 1.88m)

Fitted with a panelled bath incorporating a mixer tap with shower spray attachment over, pedestal wash hand basin with hot and cold taps, and low flush WC. The room further benefits from a chrome heated towel radiator and fully tiled walls, creating a clean and practical finish.

### **Outside**

The property enjoys an attractive frontage with a smart tegular paved driveway providing generous off-street parking, enhanced by a neat gravelled border for a tidy, low-maintenance finish.

Gated side access leads to the rear garden, which has been thoughtfully designed for ease of upkeep, featuring artificial lawn and secure fenced boundaries. This private outdoor space offers an ideal setting for outdoor dining, entertaining, or simply relaxing with minimal maintenance required.

### **Services**

All mains services are connected. The property has the benefit of GAS CENTRAL HEATING and UPVC double glazing

### **Tenure**

We are informed by the vendors that the property is freehold, but this has not been verified and confirmation will be forthcoming from the vendors solicitor during normal pre contract enquiries

### **Viewing**

Strictly by appointment through the agents Kevin Ford & Co Ltd, 19 High Street Cheadle Stoke on Trent ST10 1AA (01538) 751133.

### **Mortgage**

Kevin Ford & Co Ltd operate a FREE financial & mortgage

advisory service and will be only happy to provide you with a quotation whether or not you are buying through our office

### **Agents notes**

None of these services, built in appliances, or where applicable, central heating systems have been tested by the agents and we are unable to comment on their serviceability









