





A spacious and well-maintained three-bedroom semi-detached home located in a sought-after residential area of Stoke-on-Trent. Offering generous living accommodation throughout, this property is perfectly suited to first-time buyers, growing families, or investment purchasers. Further benefits include double glazing, a private rear garden, garage, and driveway.

Conveniently positioned close to a range of local amenities including shops, schools, and parks, the property also offers excellent commuter links with easy access to Longton Train Station, the A50, Stoke city centre, and the M6 motorway network.

The accommodation briefly comprises an entrance hallway, fitted kitchen, spacious lounge/dining area, conservatory, and ground floor WC. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property enjoys an enclosed rear garden, driveway, and a garage.



Entrance Hall

Accessed via a double glazed entrance door with laminate flooring, radiator, staircase rising to the first floor, and a useful walk-in understairs storage cupboard.

Ground Floor WC

Fitted with a white low-level WC and wall-mounted wash basin. Frosted UPVC double glazed window to the side elevation, radiator, extractor fan, and ceiling light point.

Kitchen

Fitted with a range of wall and base units incorporating an integrated gas hob, oven, and extractor hood. Stainless steel sink with mixer tap, part tiled walls, hardwood flooring, and spotlights. UPVC double glazed window to the front elevation and wall-mounted gas combi boiler.

Lounge/Dining Room

A bright and spacious reception area featuring hardwood flooring, radiator, UPVC double glazed window overlooking the rear garden, and sliding patio doors opening into the conservatory.

Conservatory

Having tiled flooring, UPVC double glazed windows, and double glazed door providing access to the rear garden.

Landing

With side aspect UPVC double glazed window, storage cupboard, loft access, and staircase with half landing.



Bedroom One

Double bedroom with radiator, ceiling light point, and two UPVC double glazed windows to the rear elevation.

Bedroom Two

Double bedroom with radiator, ceiling light point, and UPVC double glazed window to the front elevation.

Bedroom Three

With radiator, ceiling light point, and UPVC double glazed window to the front elevation.







Family Bathroom

Fitted with a white suite comprising panelled bath, separate double shower cubicle, pedestal wash basin, and low-level WC. Laminate flooring, part tiled walls, radiator, spotlights, and extractor fan.

Rear Garden

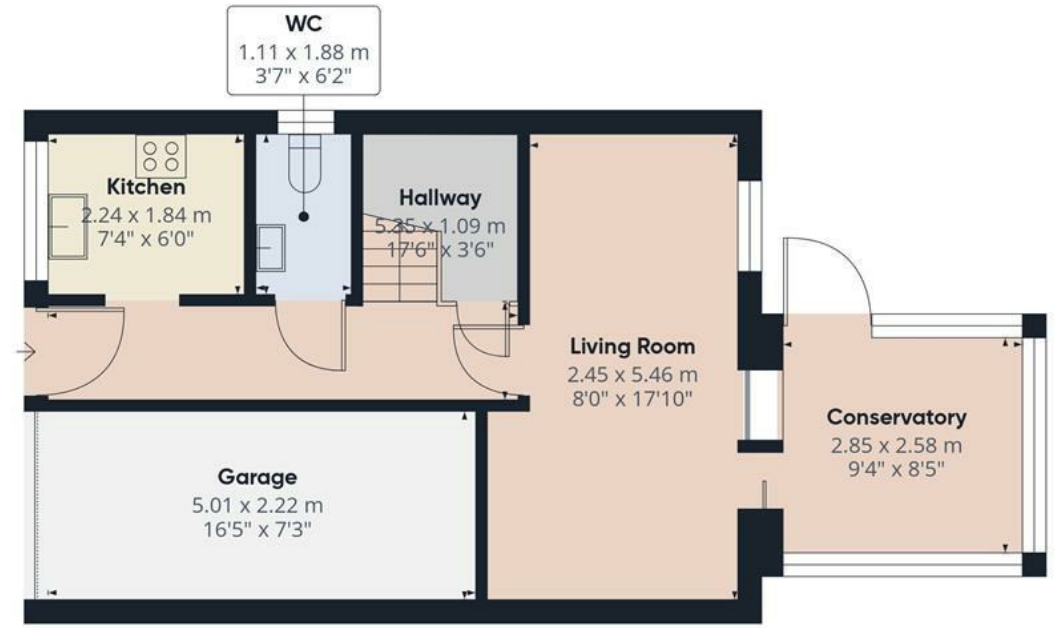
An enclosed rear garden mainly laid to lawn with a paved patio seating area.

Garage

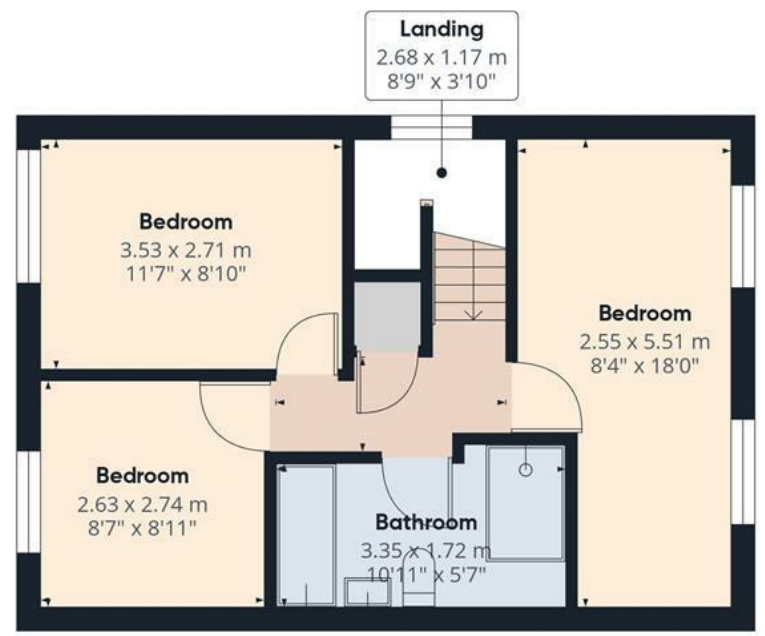
Fitted with an up-and-over door together with light and power supply.







Floor 0



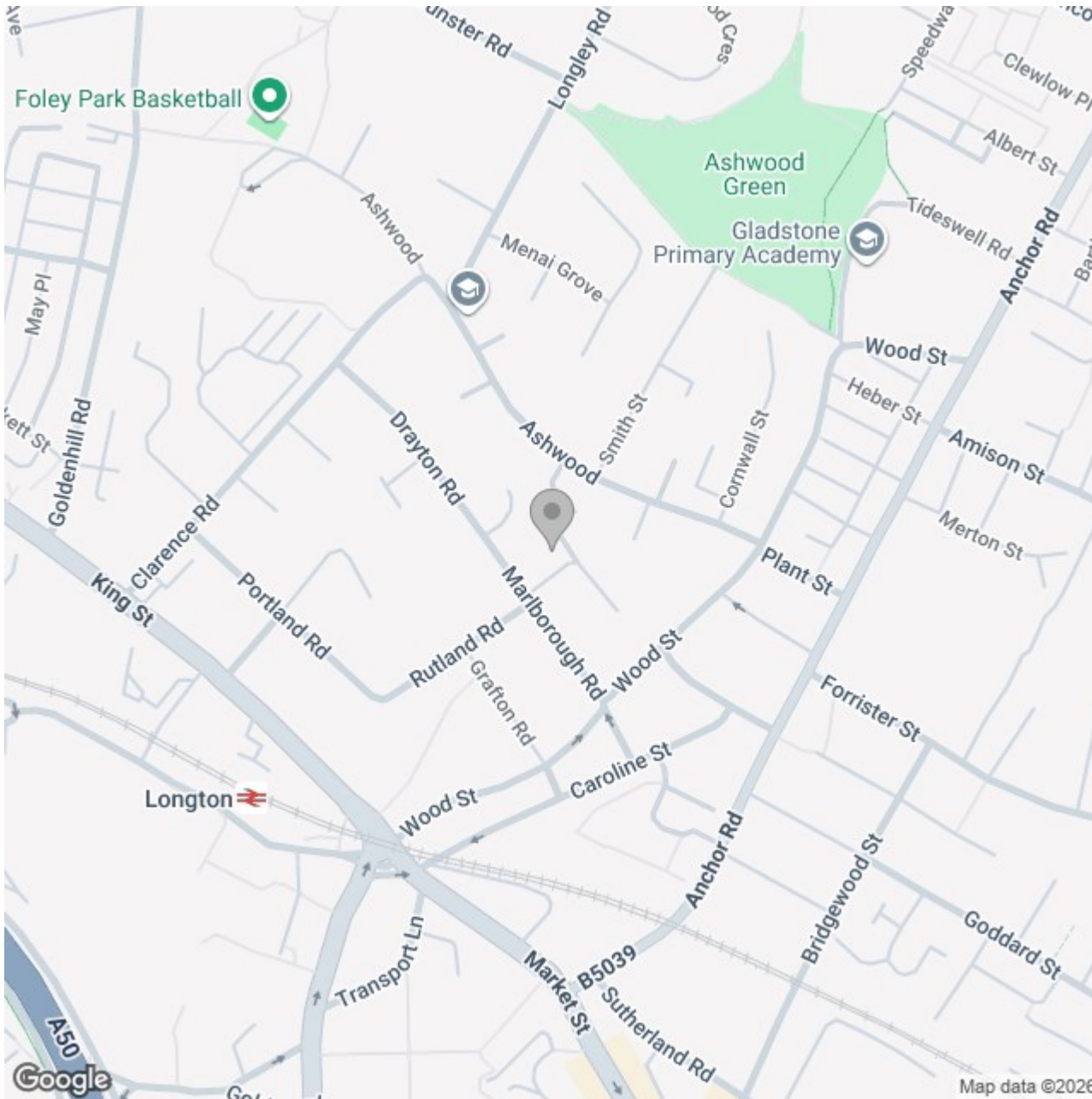
Floor 1



Approximate total area⁽¹⁾
88.9 m²
958 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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	