

**FOR SALE**



**Cloughwood Way, Longport, Stoke On Trent**

**4 Bedrooms, 2 Bathroom, Town house**

**Offers In Excess Of £210,000**

**MARTIN&CO**



**Cloughwood Way, Longport,  
Stoke On Trent**  
4 Bedrooms, 2 Bathroom  
**Offers In Excess Of £210,000**

- End Town House
- Ideal Family Home
- Utility Room
- Two Reception Rooms
- Upvc Double Glazing

Spectacular uninterrupted views over Westport lake Martin & Co welcome to market this modern three storey town house. Located on a sought after development. The property comprises entrance hall, bedroom, shower room and utility room on the ground floor. Lounge and kitchen diner on the first floor and with three bedrooms one of which has an ensuite shower room and a family bathroom on the second floor. Externally there is off road parking to the rear with a single garage.

**HALLWAY** 20' 0" x 6' 3" (6.1m x 1.91m) Composite frosted glass panelled door, central heating radiator, under stairs storage, consumer unit

**BEDROOM/RECEPTION ROOM** 16' 0" x 9' 7" (4.88m x 2.92m) Upvc double glazed window to the front elevation, central heating radiator

**DOWNSTAIRS CLOAKROOM** 6' 10" x 3' 0" (2.08m x 0.91m) Upvc double glazed frosted window to the side elevation, LLWC, hand wash basin in white, central heating radiator,

**UTILITY ROOM** 8' 5" x 5' 3" (2.57m x 1.6m) Upvc double glazed window to the rear elevation, Upvc double glazed glass panelled door, base units with worktops over, stainless steel single sink, space and plumbing for washing machine and tumble dryer, central heating boiler, central heating radiator, part tiled walls

**SITTING ROOM/STUDY** 9' 1" x 7' 6" (2.77m x 2.29m) Upvc double glazed window to the rear elevation, central heating radiator

**STAIRS AND LANDING** Upvc double glazed window to the side and front elevation, central heating radiator





**KITCHEN** 9' 1" x 8' 5" (2.77m x 2.57m) Upvc double glazed window to the rear elevation, range of wall and base units with worktops over, built in oven and hob, extractor fan, stainless steel one and a half bowl sink, space and plumbing for dishwasher and under counter fridge, part tiled walls, inset spot lights

**DINING ROOM** 9' 1" x 7' 6" (2.77m x 2.29m) Upvc double glazed window to the rear elevation, central heating radiator

**LOUNGE** 16' 0" x 9' 7" (4.88m x 2.92m) Upvc double glazed French glass panelled doors to Juliet balcony, TV aerial point, Adam style wood fire surround, gas living flame fire, marble hearth, central heating radiator, coving

**STAIRS AND LANDING** Second floor, Upvc double glazed window to the side elevation, loft access, built in airing cupboard with lagged tank and shelving, smoke alarm

**BEDROOM** 10' 11" x 9' 7" (3.33m x 2.92m) Upvc double glazed window to the rear elevation, central heating radiator

**BEDROOM** 9' 4" x 6' 3" (2.84m x 1.91m) Upvc double glazed window to the rear elevation, central heating radiator

**BATHROOM** 6' 11" x 6' 3" (2.11m x 1.91m) Upvc double glazed frosted glass window to the front elevation, 3 piece suite in white, central heating radiator, extractor fan, part tiled walls

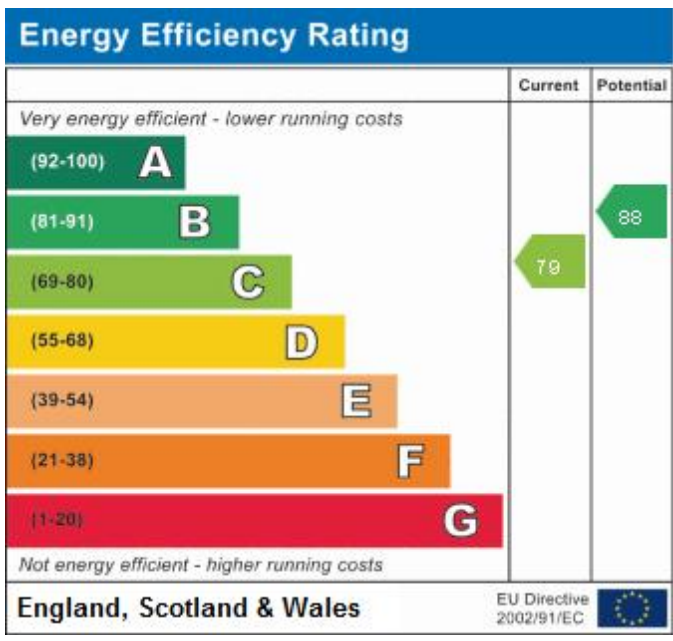
**BEDROOM** 11' 9" x 9' 7" (3.58m x 2.92m) Upvc double glazed window to the front elevation, central heating radiator

**En suite** - 3 piece suite including shower cubicle in white, central heating radiator, part tiled walls

**REAR GARDEN** Paved, enclosed by wall and fence



GARAGE Single garage with up and over door







All measurements are approximate and for display purposes only

## Martin & Co Stoke on Trent

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