

**FOR SALE**



**Longton Hall Road, Blurton, Stoke-on-Trent**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**Offers In Excess Of £150,000**

  
**MARTIN&CO**



**ENTRANCE HALL** Entered via a UPVC front door, stairs to first floor.

- **Semi-Detached Family Home**
- **Three Bedrooms**
- **Exceptionally well maintained**
- **Impressive Rear Garden**
- **Driveway Parking**
- **No Onward Chain**
- **Tenure - Freehold**

**LOUNGE** 12' 9" x 13' 5" (3.91m x 4.10m) Having double glazed bay window to the front elevation, electric fire with feature surround, under stairs storage.

**KITCHEN** 7' 0" x 9' 2" (2.15m x 2.81m) Fitted with wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob, double glazed window to the rear elevation.

**SHOWER ROOM** 4' 11" x 9' 2" (1.52m x 2.80m) Modern white suite comprising hand wash basin set in vanity unit and double shower unit. Space and plumbing for washing machine and tumble dryer, housing gas boiler (hot water only), fully tiled walls, double glazed window to the rear elevation.

**REAR LOBBY** Door giving access to the rear garden.

**WC** Comprising; low level WC, double glazed window to the rear elevation.

**BEDROOM ONE** 12' 11" x 10' 5" (3.95m x 3.20m) Having two double glazed windows to the front elevation.

**BEDROOM TWO** 9' 3" x 12' 6" (2.84m x 3.82m) Double glazed window to the front elevation, feature cast iron fireplace.

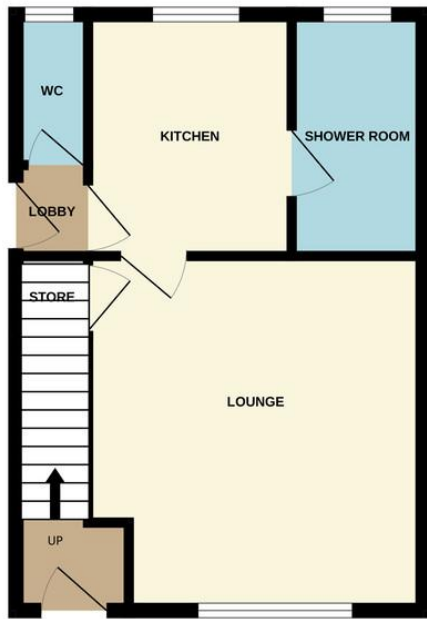


**BEDROOM THREE 6' 6" x 9' 3" (1.99m x 2.84m)**  
Double glazed window to the rear elevation.

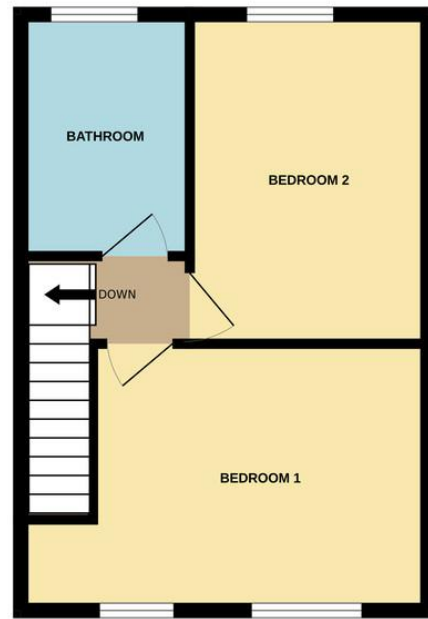
**EXTERIOR** To the front of the property there is a gated driveway with adjacent front garden. A side access gate leads through to a magnificent rear garden which boast mature borders, fruit trees, manicured lawned garden and paved patio.



GROUND FLOOR



1ST FLOOR



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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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.