

FOR SALE



Denton Grove, Longton, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi-Detached Bungalow

Asking Price Of £160,000





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- Semi Detached Bungalow
- Two Bedrooms
- Fitted Kitchen
- Upvc Double Glazing
- Gas Central Heating

HALL 10' 5" x 4' 1" (3.18m x 1.24m) Upvc double glazed frosted glass panelled door, central heating radiator, airing cupboard with tank and shelves, loft access, wood laminate flooring

KITCHEN 13' 6" x 5' 1" (4.11m x 1.55m) Upvc double glazed leaded window, range of wall and base units with worktops over, stainless steel single sink, built in oven and hob, space and plumbing for washing machine and fridge freezer, central heating radiator, part tiled walls, vinyl flooring

LOUNGE 12' 6" x 11' 7" (3.81m x 3.53m) Upvc double glazed bow window, Adam style wood fire surround, marble back and hearth, central heating radiator, smoke alarm, wood laminate flooring

BATHROOM 7' 2" x 5' 6" (2.18m x 1.68m) 3 piece suite in white including shower cubicle, central heating radiator, inset spot lights, fully tiled walls, tiled flooring

BEDROOM 10' 8" x 9' 9" (3.25m x 2.97m) Upvc double glazed window, central heating radiator, wood laminate flooring

BEDROOM 9' 9" x 7' 0" (2.97m x 2.13m) Upvc double glazed window, central heating radiator, wood laminate flooring

FRONT GARDEN Drive to side providing parking, tarmac to front for parking

REAR GARDEN Paved patio area, lawn area, single detached garage with up and over door, enclosed by wall, mature plants and shrubs

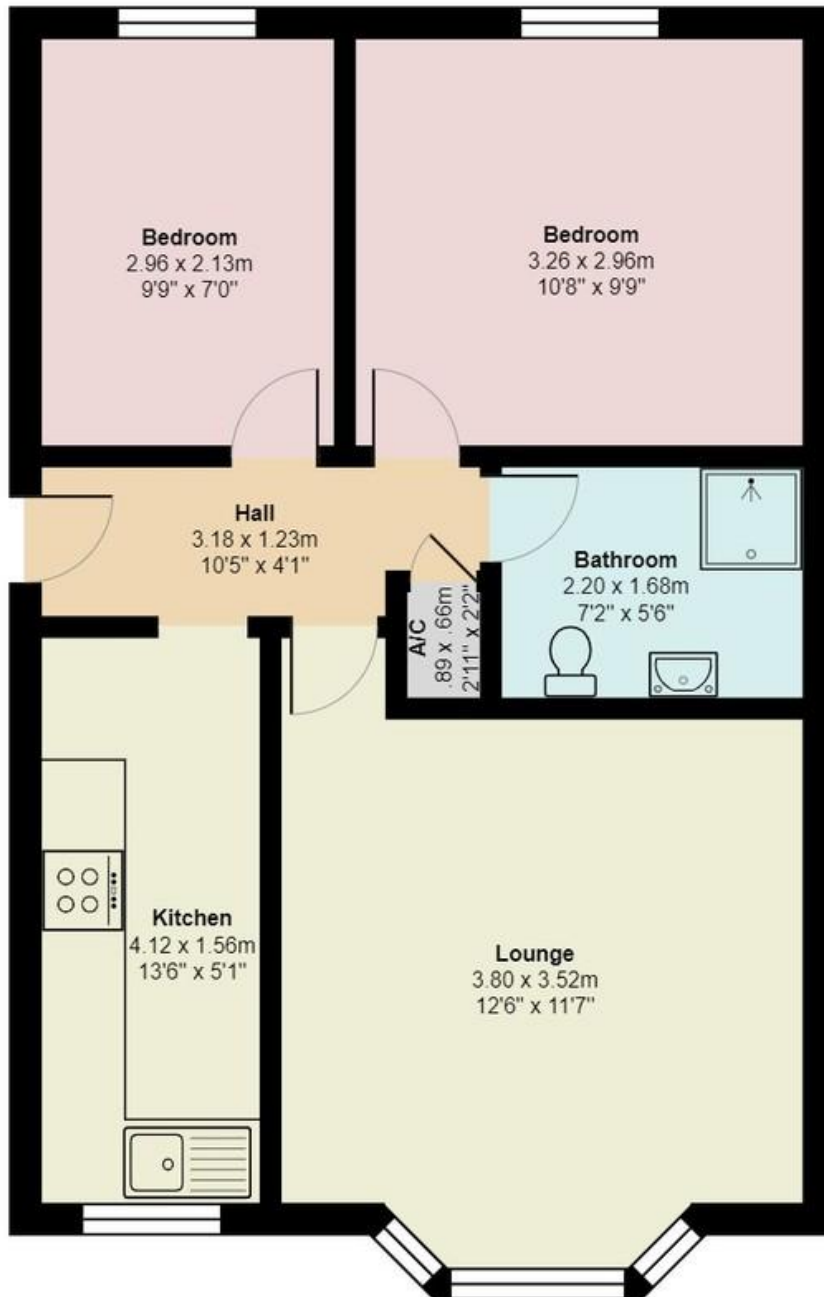






| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 90 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |





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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.