

**£195,000**

**Poolhill Close, Longton, ST3**



- BEAUTIFUL THREE BED SEMI
- CONSERVATORY EXTENSION
- NEW FITTED KITCHEN
- GUEST CLOAKROOM
- MODERN SPACIOUS BATHROOM
- GORGEOUS DECOR THROUGHOUT
- PRIVATE REAR GARDEN
- SUMMERHOUSE INCLUDED
- NEW BOILER WITH WARRANTY

**BEAUTIFUL - INSIDE AND OUT.** This **THREE BEDROOM** semi-detached house truly offers the wow-factor. Beautifully presented and with new kitchen, conservatory extension and gorgeous gardens. We look forward to showing you around....

# Poolhill Close, Longton, ST3

## ENTRANCE HALLWAY

*1.77m x 1.03m (5'10" x 3'5")*

Welcome to a simply beautiful home. The front UPVC door leads into the entrance porch, with tiled floor, white painted walls, door through to the guest wc and doorway into the lounge.

## GUEST WC

*1.72m x 0.84m (5'8" x 2'9")*

Guest wc and wash hand basin - an essential for any family home! Tiled floor, wall mounted radiator. White painted walls and beautifully presented.

## LOUNGE

*4.38m x 3.97m (14'4" x 13'0")*

The main lounge is not only stylish and spacious, but offers space for a cosy seating area and formal dining. Useful storage cupboard, for coats, vacuum, etc. Stairs off to the first floor accommodation. Doorway through to the kitchen. Lovely new grey wood-effect flooring leading through to the kitchen. Large UPVC double glazed window overlooking the front garden of the property and on to the quiet cul-de-sac of Poolhill Close.

## KITCHEN-DINER

*4.91m x 2.35m (16'1" x 7'9")*

Stunning fitted kitchen with generous storage space in a range of cupboard and wide drawers all with soft close system. Space and plumbing for washing machine. Freestanding cooker with extractor hood above. Composite sink and drainer. Marble-effect worktop and splashback, set against striking monochrome geometric wallpapered walls. New grey wood-effect flooring continues throughout the ground floor accommodation. New composite side-door leading to the garden, whilst a new UPVC double glazed set of French doors lead into the conservatory. Space for table and chairs if required.

## CONSERVATORY

*3.94m x 2.40m (12'11" x 7'10")*

Leading off the kitchen is the spacious conservatory, with the continuation of the grey wood-effect flooring. UPVC double glazed elevations, French doors opening out onto the gravelled patio area. Beautifully presented and enjoying lovely private views over the garden.

## STAIRS AND LANDING

*2.26m x 2.19m (7'5" x 7'2")*

Stairs rise up from the lounge to the first floor landing area. Fitted carpet, doors off to the three bedrooms and family bathroom. Large UPVC double glazed window letting in lots of natural light.

## BEDROOM ONE

*3.21m x 2.52m (10'6" x 8'3")*

A cosy double room with beautiful decor, fitted carpet, wall mounted radiator and UPVC double glazed window overlooking the front of the property.

## BEDROOM TWO

*3.57m x 2.54m (11'9" x 8'4")*

A second double room with fitted carpet, wall mounted radiator, UPVC double glazed window overlooking the rear garden and on to mature woodland.

## BEDROOM THREE

*2.48m x 2.07m (8'2" x 6'9")*

A third, single bedroom - currently arranged as a dressing room - with fitted carpet, wall mounted radiator, UPVC double glazed window overlooking the front of the property.

## FAMILY BATHROOM

*2.40m x 2.27m (7'10" x 7'5")*

A lovely modern bathroom in peaceful stone-coloured tiled walls and flooring. Wash hand basin, bath with shower head off taps, wc, wall mounted radiator and UPVC double glazed window. Large airing cupboard housing recently installed combi boiler that has 6 years remaining on the warranty. A family bathroom that is spotless and rather stunning!

## OUTSIDE AREAS

This property continues to impress at every opportunity. Not only is the house itself beautifully presented but the gardens are landscaped and maintained to a very high standard. With multiple patio areas, a lawned section and borders planted with shrubs and perennials, the garden also offers a summerhouse - ideal entertaining and relaxing space for the summer months. To the front of the property is lawned garden area, with tarmac driveway parking space.







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