

£137,000

77 Goddard Street, Longton, ST3 1LR



- BEAUTIFULLY PRESENTED
- TWO GOOD SIZE BEDROOMS
- MODERN KITCHEN
- CCTV CAMERAS INSTALLED
- COMBI BOILER
- DOUBLE GLAZING
- LOW MAINTENANCE GARDENS
- MID TOWNHOUSE
- CLOSE TO TOWN CENTRE

This immaculately presented two-bedroom townhouse offers a perfect blend of modern comfort and stylish design. All rooms are generously sized and beautifully decorated. Outside, a low maintenance rear garden provides a perfect spot for relaxation and entertaining guests. A perfect home for first time buyers - it's ready to move into! Call us now to book your viewing on 01782 595050.

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ENTRANCE HALL

This entrance hall provides a warm welcome to the property, a great space to take off coats and shoes. Fitted carpet, central heating radiator, uPVC door and double glazing.

LOUNGE

14'6" x 12'1" (4.42m x 3.68m)

The lounge is bright and spacious with lots of natural light filtering through. Beautifully decorated to create a cosy atmosphere. Electric feature fireplace, fitted carpet, central heating and double glazing.

KITCHEN

14'2" x 9'7" (4.32m x 2.92m)

A modern fitted kitchen with integrated electric four ring hob, grill and oven. Stainless steel sink unit, a range of base and wall units providing ample storage space. Plumbing for washing machine. uPVC double glazing, vinyl flooring. Plenty of cupboard space and housing the combi boiler which was installed last year.

STAIRS AND LANDING

Fitted carpet, access to bathroom, two bedrooms and loft space.

BEDROOM ONE

18'0" x 9'2" (5.49m x 2.79m)

A great sized room which could be converted into two bedrooms if desired. Featuring a large uPVC double glazed window, central heating radiator, fitted carpet. This room provides great space overall.

BEDROOM TWO

12'4" x 11'10" (3.76m x 3.61m)

Another good size bedroom, fitted carpet, central heating radiator, uPVC double glazed window. Storage cupboard.

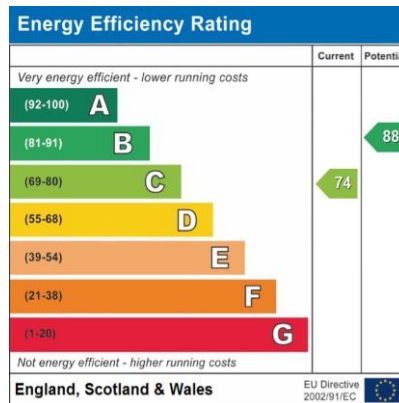
BATHROOM

7'8" x 5'6" (2.34m x 1.68m)

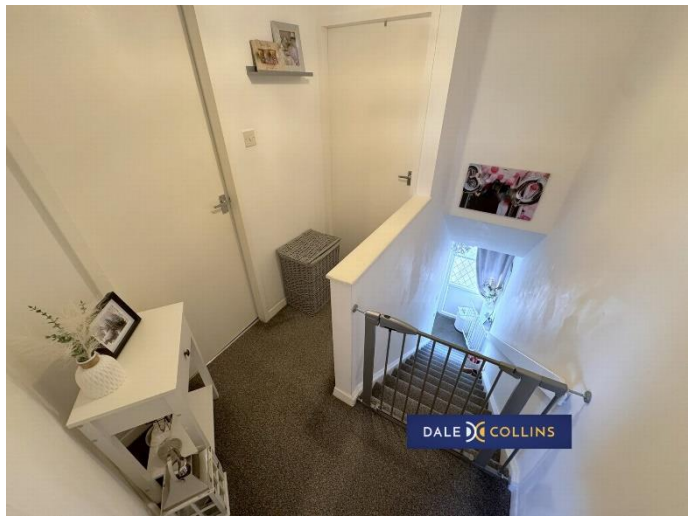
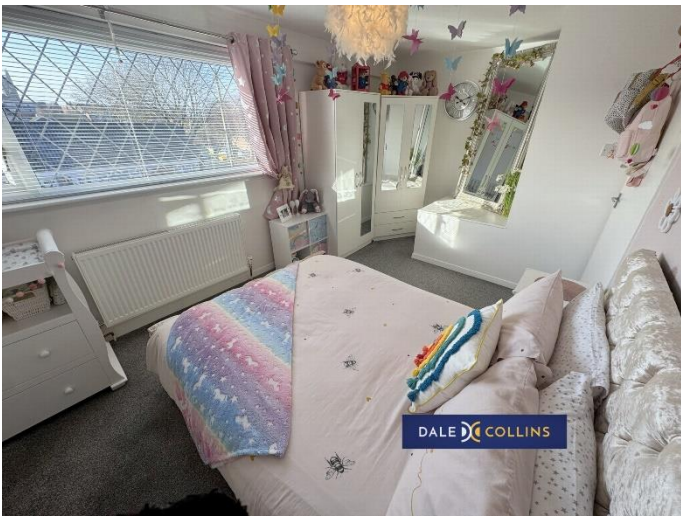
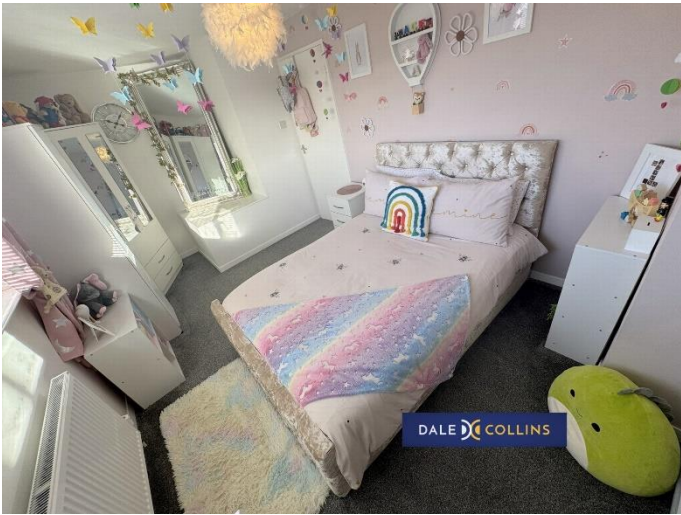
Low level W/C, panelled bath, pedestal hand wash basin, towel rail radiator. Ceramic tiled walls, vinyl flooring. uPVC double glazing.

EXTERNALLY

An enclosed rear garden, low maintenance with fencing surrounding. A great space for entertaining guests. Outside water supply. CCTV cameras installed front and back.



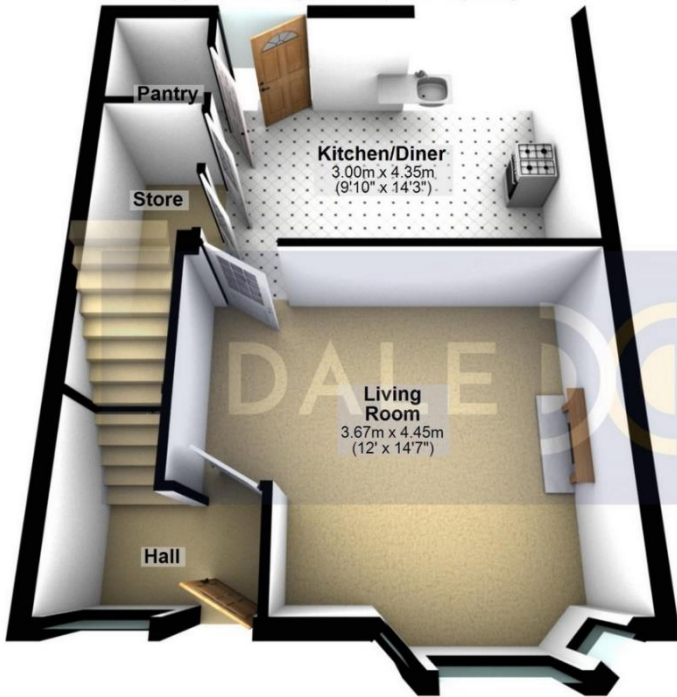






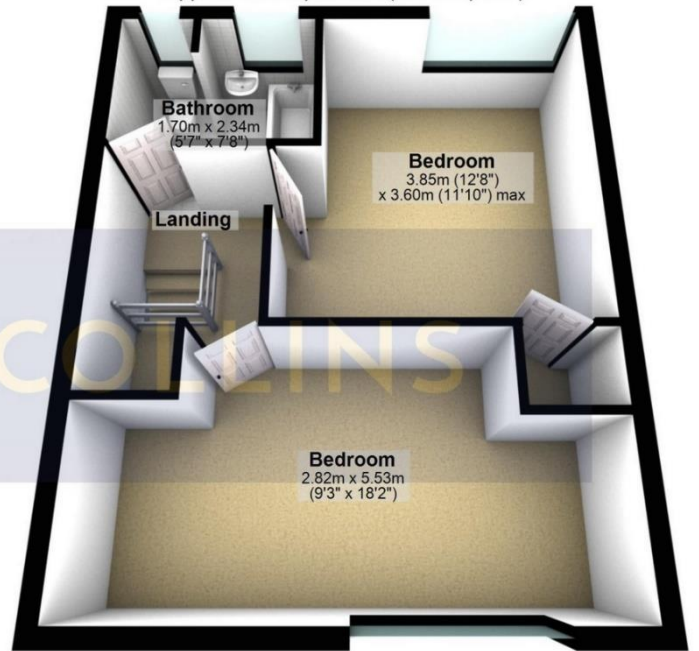
Ground Floor

Approx. 37.9 sq. metres (407.9 sq. feet)



First Floor

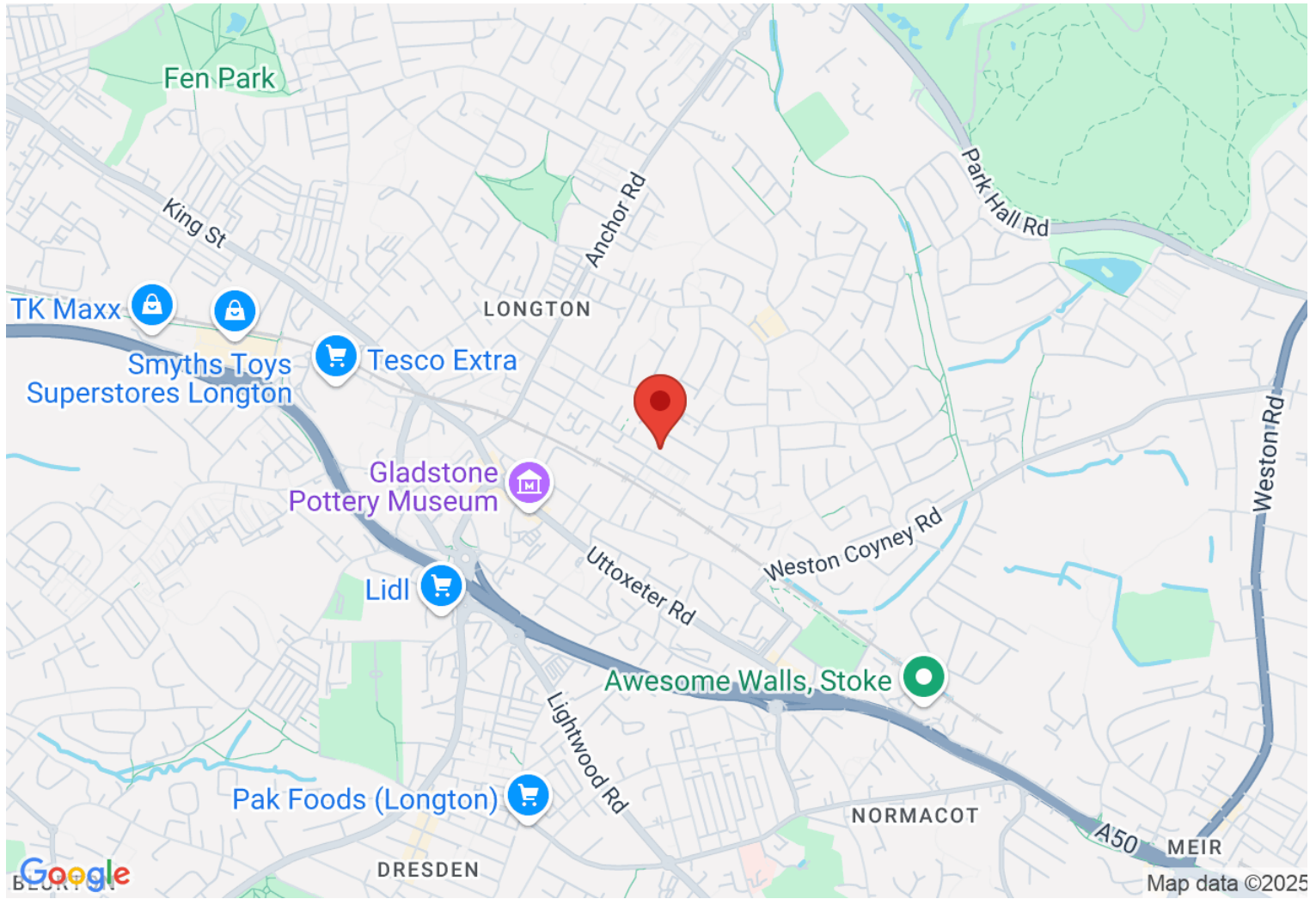
Approx. 37.4 sq. metres (402.7 sq. feet)



Total area: approx. 75.3 sq. metres (810.6 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Location: 77 Goddard Street, Longton, ST3 1LR



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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