

£295,000

145 Longton Hall Road, Blurton



- DETACHED BUNGALOW
- TWO BEDROOMS
- LARGE DRIVEWAY
- DETACHED GARAGE
- FABULOUS GARDEN
- GAS CENTRAL HEATING
- SOLAR PANELS
- NO UPWARD CHAIN!
- VIEWING ESSENTIAL

This beautifully presented two bedroom detached bungalow offers stylish, modern living in a peaceful setting. Set well back from the road, the property boasts a large driveway with ample parking and a generous plot featuring an orchard like garden filled with mature fruit trees, perfect for outdoor entertaining or quiet relaxation. Inside, the home has been tastefully updated throughout, offering a sleek, contemporary interior with a bright open-plan layout, high-quality finishes, and plenty of natural light. A rare opportunity to enjoy modern comfort with the charm of a garden retreat. No upward chain!

145 Longton Hall Road, Blurton

PORCH

uPVC door.

HALLWAY

Karndean flooring, central heating radiator, storage. Access to loft via retractable ladder. The loft is fully boarded and has power and lighting.

BEDROOM ONE

10'0" x 12'5" to robes (3.05m x 3.78m)

Fitted carpet, central heating radiator, dual aspect double glazed windows, fitted wardrobes.

BEDROOM TWO

9'5" x 10'2" to robes (2.87m x 3.10m)

Fitted carpet, uPVC bay window, central heating radiator, air conditioning unit, fitted wardrobes.

SHOWER ROOM/WC

7'6" x 5'11" (2.29m x 1.80m)

Shower cubicle, vanity wash hand basin, low level WC, storage, uPVC double glazing, vinyl flooring, central heating towel radiator.

UTILITY

5'0" x 5'11" (1.52m x 1.80m)

Low level WC with built in wash hand basin, uPVC double glazing, plumbing for washing machine, vinyl flooring, combi boiler.

KITCHEN

10'1" x 9'11" (3.07m x 3.02m)

Stainless steel sink unit with cupboards below, base and wall storage units. Built in fridge/freezer and dishwasher. Integrated four ring electric hob, oven and extractor. uPVC double glazing, laminate flooring, central heating radiator.

LOUNGE

19'10" x 17'0" narr to 12'11" (6.05m x 5.18m x 3.94m)

Laminate flooring, three central heating radiators, uPVC double glazing, air conditioning unit that distributes hot and cold air.

GARAGE

21'8" x 9'9" (6.60m x 2.97m)

The garage has power, lighting and fully insulated.

EXTERNALLY

The bungalow is set back from the road and stands on a large driveway. Fantastic enclosed rear garden featuring paved patio seating area, lawns, gravelled area, fruit trees, summerhouse, multiple electric points.

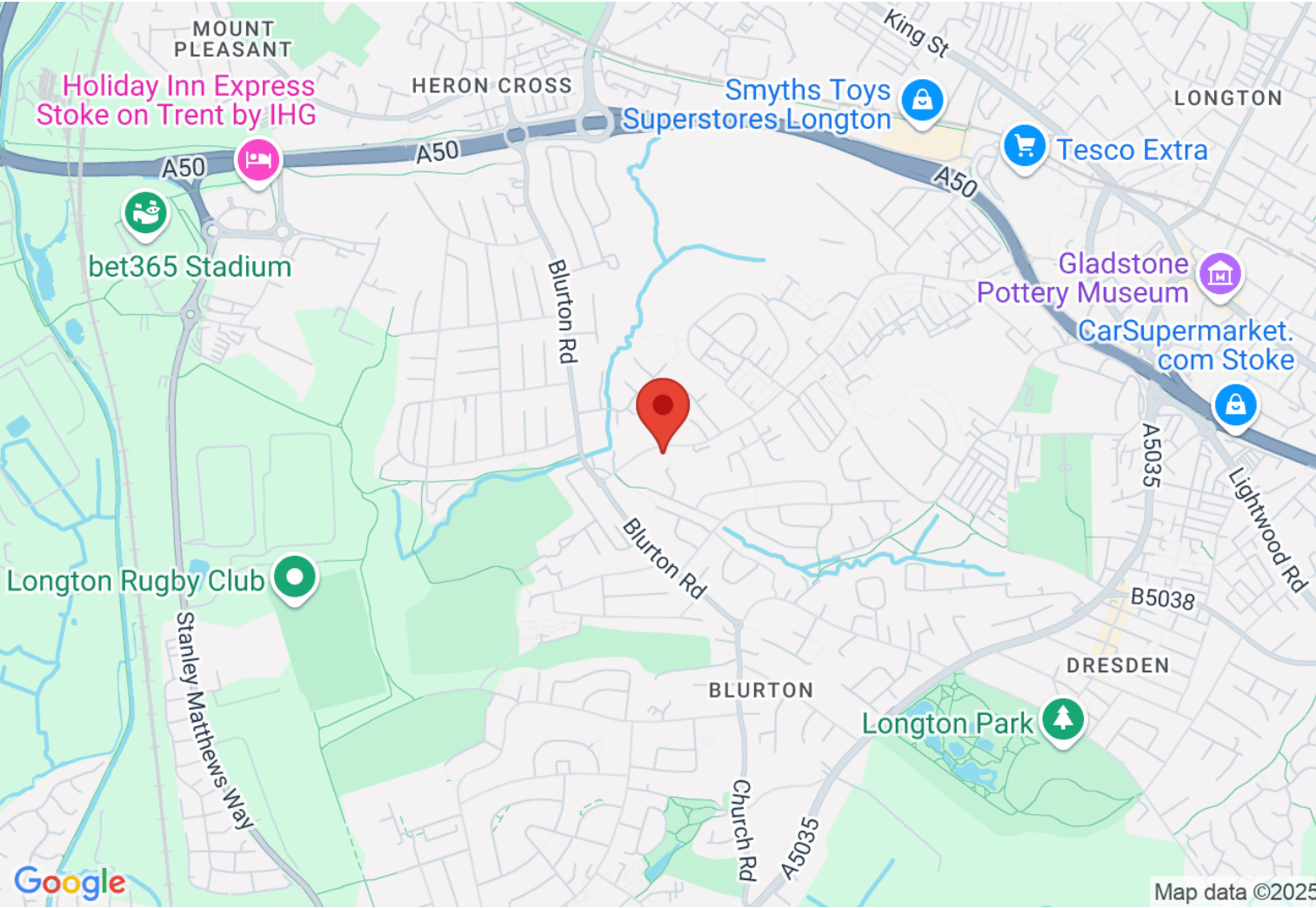








Location: ST3 2EL



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS
Unit 14,Trentham Technology Park,Bellringer Road,Trentham,Stoke-On-Trent,Staffordshire,ST4 8LJ T: 01782 595050 E: sales@daleandcollins.com|lettings@daleandcollins.com W: www.daleandcollins.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DALE AND COLLINS ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.