

£125,000

9 Erskine Street, Longton, ST3 4NJ



- TWO/THREE BEDROOM TERRACED
- SPACIOUS LIVING
- DOUBLE GLAZING
- TWO RECEPTION ROOMS
- MODERN BATHROOM
- POPULAR LOCALITY
- MODERN KITCHEN
- THIRD BEDROOM OFF THE SECOND
- PERFECT FOR FIRST TIME BUYERS

This charming two/three-bedroom terraced home offers spacious and flexible living, featuring two inviting reception rooms and a modern kitchen and bathroom. The first floor includes two well-proportioned bedrooms, with a third room accessed through the second currently used as a third bedroom. Call us now to book your viewing!

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SITTING ROOM

3.63m x 3.59m (11'11" x 11'9")

Access to the property via the front uPVC door into the first reception room featuring gloss laminate flooring, central heating radiator and double glazed window.

LOUNGE

3.65m x 3.63m (11'12" x 11'11")

A spacious second reception room with gloss laminate flooring, double glazed window, central heating radiator. Storage space under the stairs.

KITCHEN

3.89m x 1.87m (12'9" x 6'2")

A modern kitchen featuring tiled flooring and walls, integrated hob, oven/grill, hood extractor. Plumbing for washing machine, space for tumble dryer and separate freezer aswell as space for a tall fridge/freezer. Combi boiler. Storage pantry. Spotlights, central heating radiator, double glazed window.

BATHROOM

1.83m x 1.80m (6'0" x 5'11")

A modern white bathroom suite comprising: low level W/C, pedestal hand wash basin, panelled bath with shower. Towel rail, tiled flooring and walls. Double glazed window.

STAIRS TO FIRST FLOOR

Fitted carpet.

BEDROOM ONE

3.63m x 3.24m (11'11" x 10'8")

A spacious first bedroom with gloss laminate flooring, double glazed window, central heating radiator. There is fitted cabinet space over the top of the bed for storing clothes.

BEDROOM TWO

3.66m x 3.65m (12'0" x 11'12")

Another good sized room with the gloss laminate continuing through. Storage cupboard for clothing and shoes. Double glazed window, central heating radiator.

BEDROOM THREE OFF BEDROOM TWO

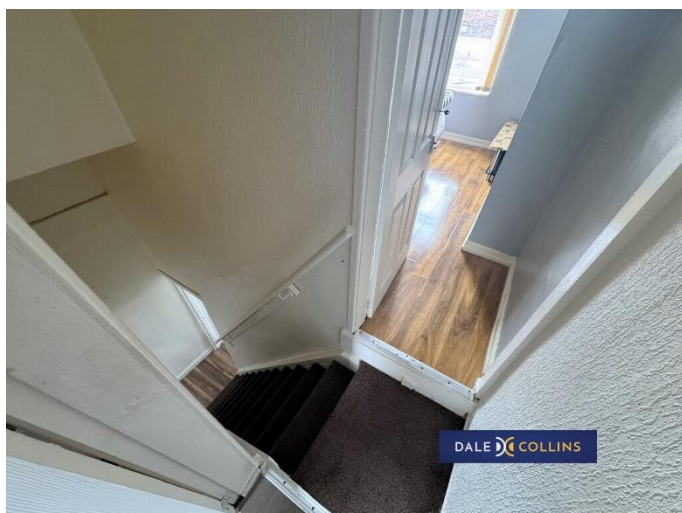
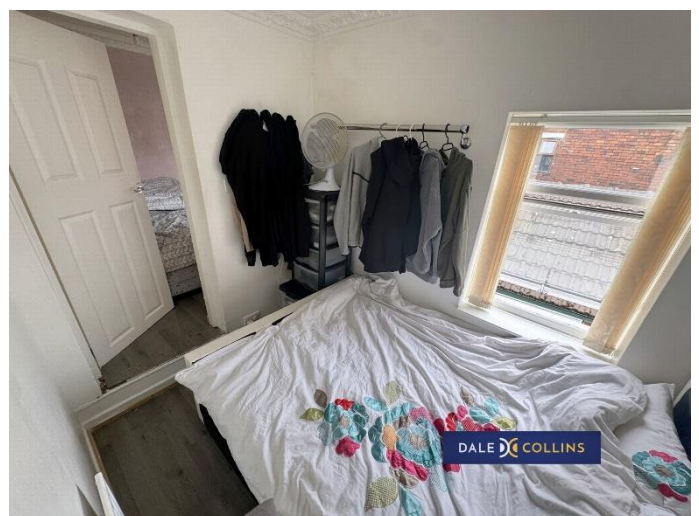
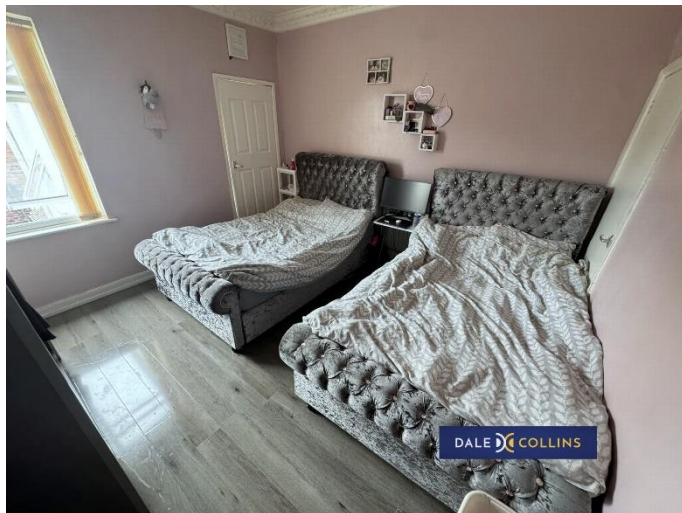
2.77m x 1.93m (9'1" x 6'4")

This room runs off the second bedroom, gloss laminate flooring, double glazed window, central heating radiator.

EXTERNALLY

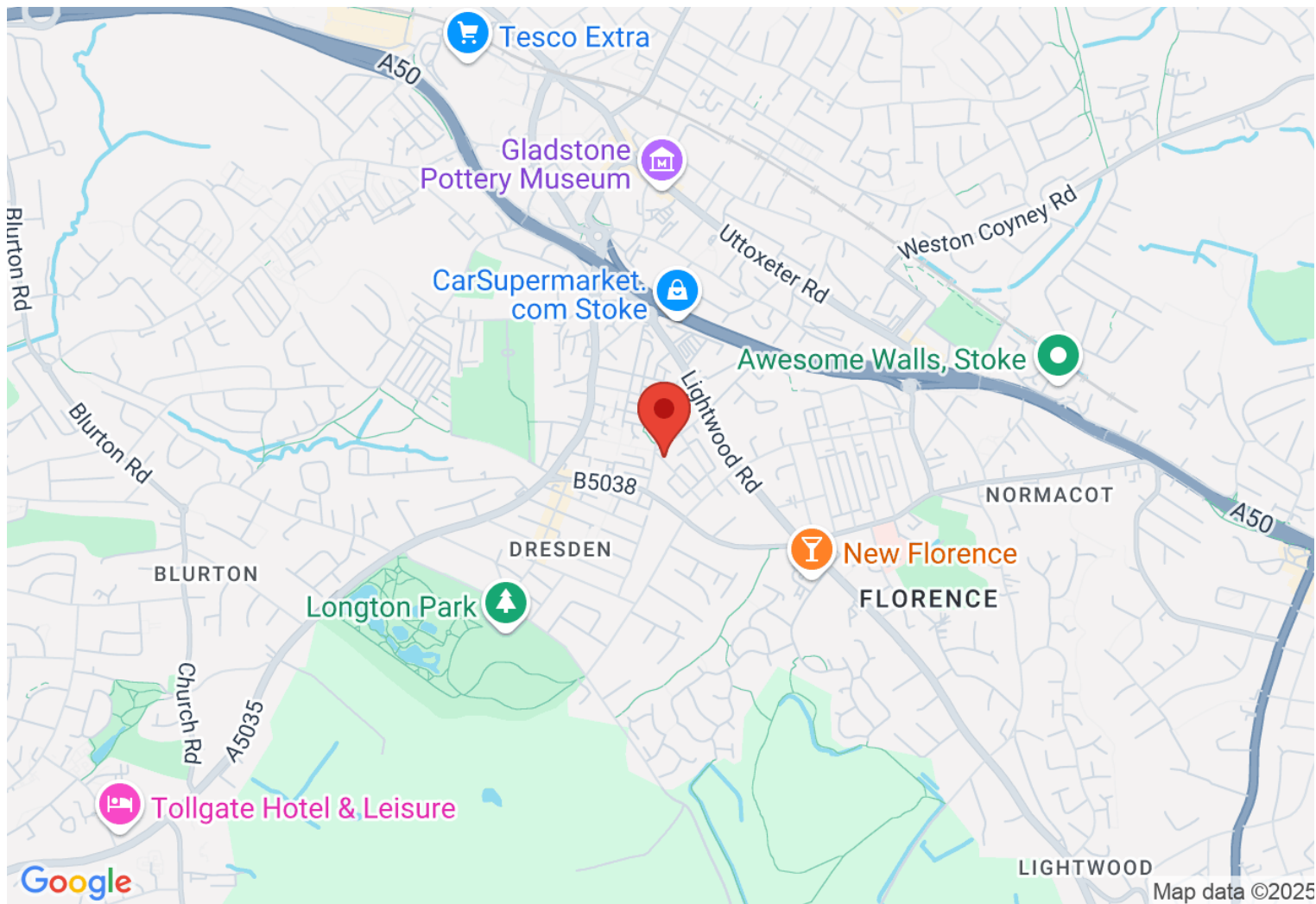
Externally, there is a small yard to the rear.







Location: 9 Erskine Street, Longton, ST3 4NJ



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

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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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