

£165,000

32 Alderney Crescent, Longton, ST3 2EB



- SUPERB MID-TOWN HOUSE
- TWO LARGE BEDROOMS
- LIGHT AND AIRY LOUNGE

- VIEWS OVER OPEN GREEN SPACE
- MODERN KITCHEN-DINER
- MODERN SHOWER ROOM

- INCOME FROM SOLAR PANELS
- GENEROUS STORAGE WITHIN
- PRETTY VIEWS TO FRONT

FOR SALE WITH NO UPWARD CHAIN. Superb opportunity to own this mid-town house in a lovely crescent location on the edge of Longton. Two bedrooms - could create three. Solar panels with generous yearly income. Modern kitchen and bathroom. Viewing highly recommended.

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RECEPTION HALLWAY

2.07m x 1.55m (6'9" x 5'1") max

Entrance into the property via front UPVC door, with wall mounted radiator, wood-effect flooring, hanging space for coats. Doorway through to the lounge. Stairs off to the first floor landing.

LOUNGE

4.61m x 3.78m (15'1" x 12'5") max

Spacious and bright, with large UPVC double glazed bow-window overlooking the front of the property and it's lovely garden and open green space beyond. Wood-effect flooring, wall mounted radiator, central fireplace with electric fire set within marble-effect surround. Doorway through to the kitchen diner.

KITCHEN DINER

3.76m x 2.78m (12'4" x 9'1") max

Updated and modern, with a range of fitted wall and base units. Integrated twin cavity oven and grill. Inset stainless steel sink and drainer. Gas hob with extractor above. Integrated fridge. Useful storage cupboards - three in total!! Ideal for pantry storage, storage of vacuum, ironing board, etc. Wood-effect flooring in modern pale grey. UPVC double glazed window overlooking the rear garden area and UPVC part-glazed rear door. A stylish and spotless modern kitchen-diner.

STAIRS AND LANDING

2.67m x 1.89m (8'9" x 6'2")

Stairs rise up from the entrance hallway to the first floor landing with doors off to the two bedrooms, shower room, separate wc and large storage cupboard! Fitted carpet.

BEDROOM ONE

4.80m x 3.26m (15'9" x 10'8") max

Large double room with two UPVC double glazed windows overlooking the front of the property, over open green space and on to far reaching views. This room is ready for some modernisation and would easily split into two bedrooms. Wall mounted radiator.

BEDROOM TWO

4.46m x 2.36m (14'8" x 7'9") max

Second double room that has fitted carpet, wall mounted radiator and UPVC double glazed window overlooking the rear garden.

SHOWER ROOM

1.67m x 1.53m (5'6" x 5'0")

Modern and spotless. Corner, curved shower cubicle with rainfall shower head. Wash hand basin set within vanity unit for storage. UPVC double glazed frosted-glass window. Modern screened walls in marble-effect pale grey. Wood-effect flooring, wall mounted heated towel rail.

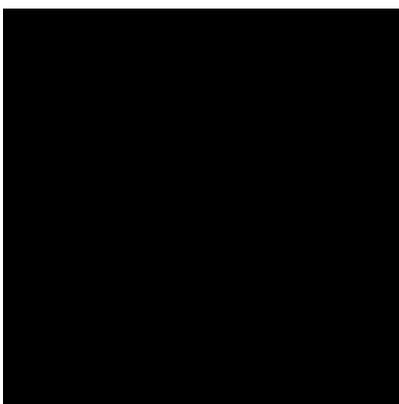
SEPARATE WC

1.70m x 0.73m (5'7" x 2'5")

A separate wc, with hidden-cister wc, tiled walls, wood-effect flooring and UPVC double glazed window.

OUTSIDE AREAS

The property is in a lovely position, at the centre of a crescent of properties overlooking a central green area. The property has a front garden mainly lawned, with pretty planted borders, whilst to the rear is a paved garden with useful storage sheds. The property also benefits from a generous income per year from the solar panels.

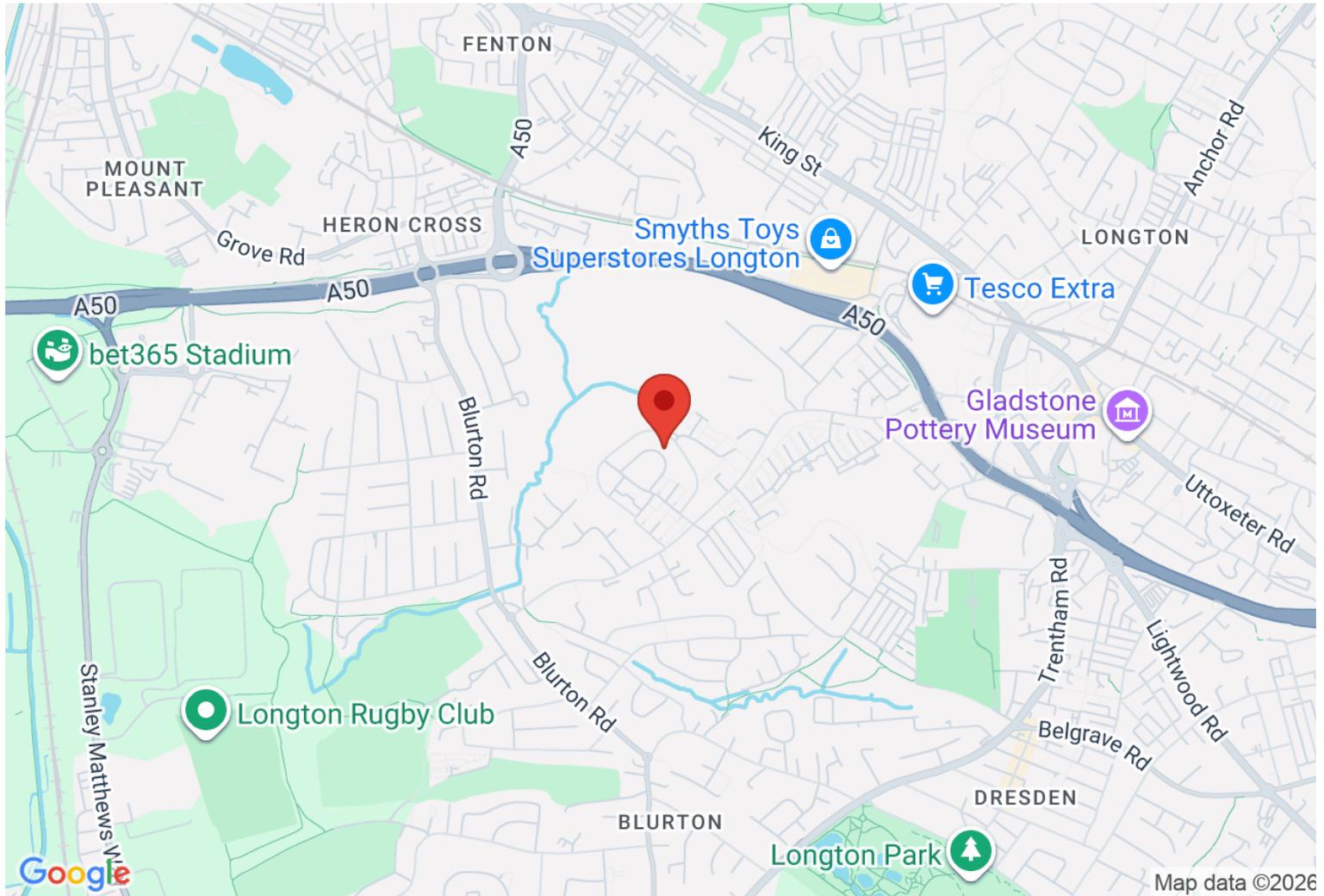






Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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