

£153,000

7 Blandford Close, Longton



- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR FTB
- INVESTMENT OPPORTUNITY
- DRIVEWAY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- VIEWING RECOMMENDED!

A bright and spacious modern semi detached house in a residential cul-de-sac on the outskirts of Longton Town Centre. Ideal for first time buyers looking for their first home. Features two good bedrooms, gas central heating, uPVC double glazing and ground floor WC. There is a driveway providing parking leading to the enclosed garden to the rear. Viewing is essential!

7 Blandford Close, Longton

HALLWAY

uPVC door, central heating radiator, laminate flooring, under stairs cupboard.

KITCHEN

2.73m x 2.31m (8'11" x 7'7")
Stainless steel sink unit with cupboards below, base and wall storage units, working surfaces. Integrated gas hob with electric oven and extractor. Plumbing for washing machine, uPVC double glazing, central heating radiator, laminate flooring, central heating boiler.

GROUND FLOOR WC

Low level WC, central heating radiator, vanity wash hand basin, laminate flooring.

LOUNGE

3.55m x 3.36m (11'8" x 11'0")
Laminate flooring, uPVC patio doors, central heating radiator.

FIRST FLOOR

LANDING

Fitted carpet to landing area, uPVC double glazing, access to loft.

BEDROOM ONE

3.54m x 2.90m (11'7" x 9'6")
Fitted carpet, uPVC double glazing, central heating radiator.

BEDROOM TWO

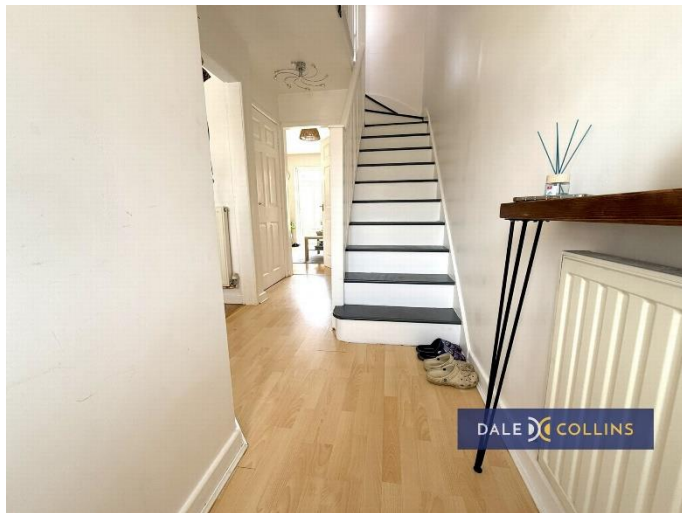
3.57m x 2.39m (11'9" x 7'10")
Fitted carpet, uPVC double glazing, central heating radiator.

SHOWER ROOM/WC

2.00m x 1.67m (6'7" x 5'6")
Shower cubicle, low level WC, vanity wash hand basin, central heating towel radiator, laminate flooring, tiled walls.

EXTERNALLY

Front garden adjoined by a driveway providing ample off road parking. Enclosed garden to the rear featuring lawn, paved patio areas, borders, shed.







Directions

Location



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.