





\*\*\* THREE BEDROOMS \*\*\* SEMI  
DETACHED HOME \*\*\* ENCLOSED REAR  
GARDEN \*\*\* DRIVEWAY AND INTEGRAL  
GARAGE \*\*\*

This well presented, semi detached family home is ideally situated in the popular town of Longton, being within close proximity to shops, schools and amenities. The property is ideal for first time buyers or investors, having three double bedrooms and off road parking for two cars.

In brief, the property comprises; entrance hall, kitchen, lounge diner and integral garage to the ground floor, and master bedroom with ensuite, two further bedrooms and family bathroom to the first floor.



### Entrance Hall

Door leading in from the front, access to the garage, kitchen and living room.

### Kitchen

Base and eye level units and complimentary worktops, tiled splashback, stainless steel sink and drainer, central heating radiator and UPVC double glazed window to the front elevation. Space and plumbing for washing machine, cooker, tumble dryer and fridge freezer, the kitchen also houses the boiler.

### Lounge Diner

Stairs leading up to the first floor, central heating radiator, patio double glazed sliding doors leading out into garden, double glazed window to the rear elevation, electric feature fireplace with mantle and hearth.

### Landing

Airing cupboard housing the hot water tank, smoke detector.

### Master Bedroom

Double glazed UPVC window to the front elevation, central heating radiator, four door built in wardrobes, access to the ensuite.

### Ensuite

White bathroom suite comprising WC, sink and single shower cubicle. Frosted glass UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.



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UPVC double glazed window to the rear elevation, central heating radiator.

### Bathroom

White bathroom suite comprising;- bath with handheld shower, sink and WC. Towel radiator, frosted UPVC double glazed window to the side elevation.

### Garage

Up and over door, lighting and electrics.

### Outside



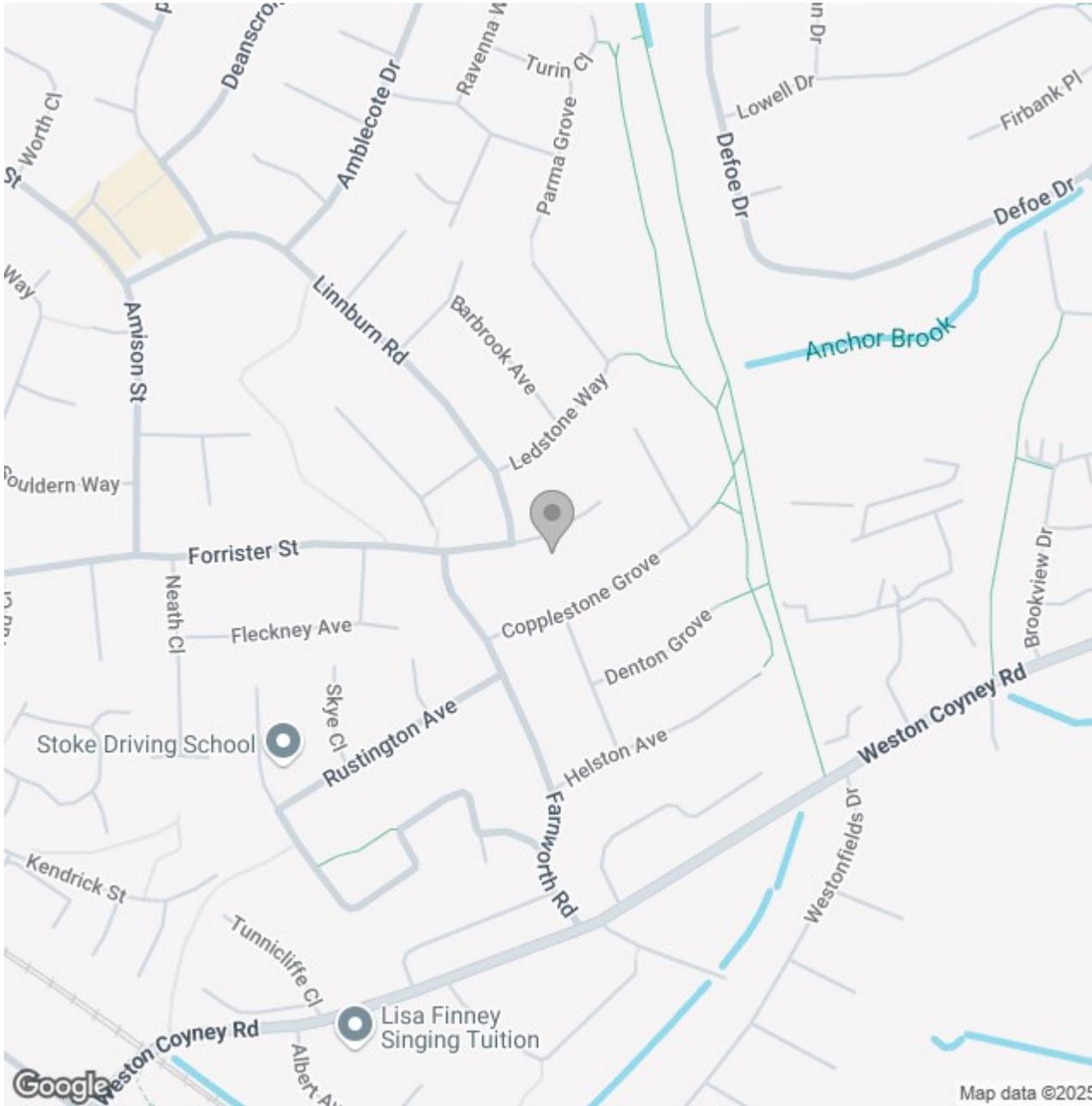




Off road parking to the front of the property for two cars, providing access to the integral garage. Side access to the rear garden, with patio surrounding the property with feature fence and gate leading to the lawned area. Ample space for a shed, mature trees and shrubs.







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	