



**10 Larkin Avenue**  
ST3 1SZ  
**£225,000**



## NO CHAIN!

Situated in a quiet and popular residential area of Longton, this beautifully presented home offers a spacious and well-thought-out layout, perfect for modern family living.

The entrance hallway leads into a bright and welcoming living room positioned at the front of the property. A large window allows plenty of natural light to fill the space, while a useful built-in storage cupboard provides a practical solution for everyday essentials.

At the rear of the home, the impressive kitchen and dining area serves as the heart of the property. The kitchen is fitted with a Kenwood oven featuring a gas hob and electric oven, along with an integrated dishwasher and fridge freezer. There's ample worktop and storage space, as well as room for a good-sized dining table, making this an ideal setting for family meals and entertaining. From here, French doors open out onto the rear garden, creating a seamless indoor-outdoor flow. The kitchen also provides access to a convenient downstairs W.C.

Upstairs, a spacious landing connects the bedrooms and bathroom. A large window at the top of the stairs floods the area with natural light, enhancing the airy and open feel. There are three bedrooms, each featuring built-in storage cupboards for added convenience. The main bedroom benefits from a lovely ensuite shower room, while the remaining bedrooms are ideal for children, guests, or a home office. The family bathroom is finished with a modern white suite including a bath with shower over, wash basin, and WC.

Outside, the property offers a driveway with parking for up to three cars and a private rear garden with a large lawned area and a paved patio space, perfect for outdoor seating, dining, or entertaining during the warmer months.

Additional features include a combi boiler, smart meter, and modern fixtures throughout, offering both comfort and energy efficiency.

Council- Stoke-On-Trent City Council

Council Tax Band- C

Tenure- Freehold



## Ground Floor

### Entrance Hall

5'1" x 5'8"

### Living Room

13'1" x 17'1"

### Kitchen/Diner

13'0" x 16'2"

### W.C.

2'9" x 5'2"

## First Floor

### Bedroom One

11'2" x 11'9"

### Wardrobe

1'9" x 5'7"

### Ensuite

5'10" x 5'11"

### Bedroom Two

6'11" x 12'9"

### Storage Cupboard

2'9" x 2'4"

### Bedroom Three

12'9" x 9'0"

### Wardrobe

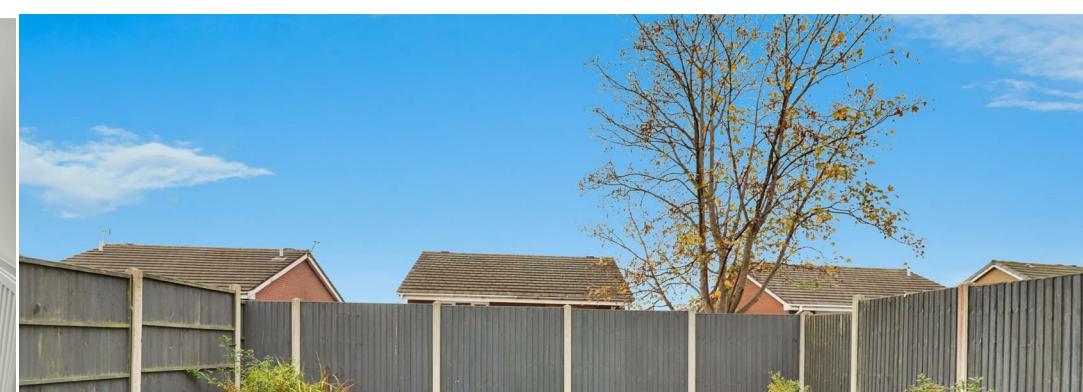
5'6" x 1'9"

### Bathroom

5'5" x 6'2"

### Stephenson Browne AML Disclosure

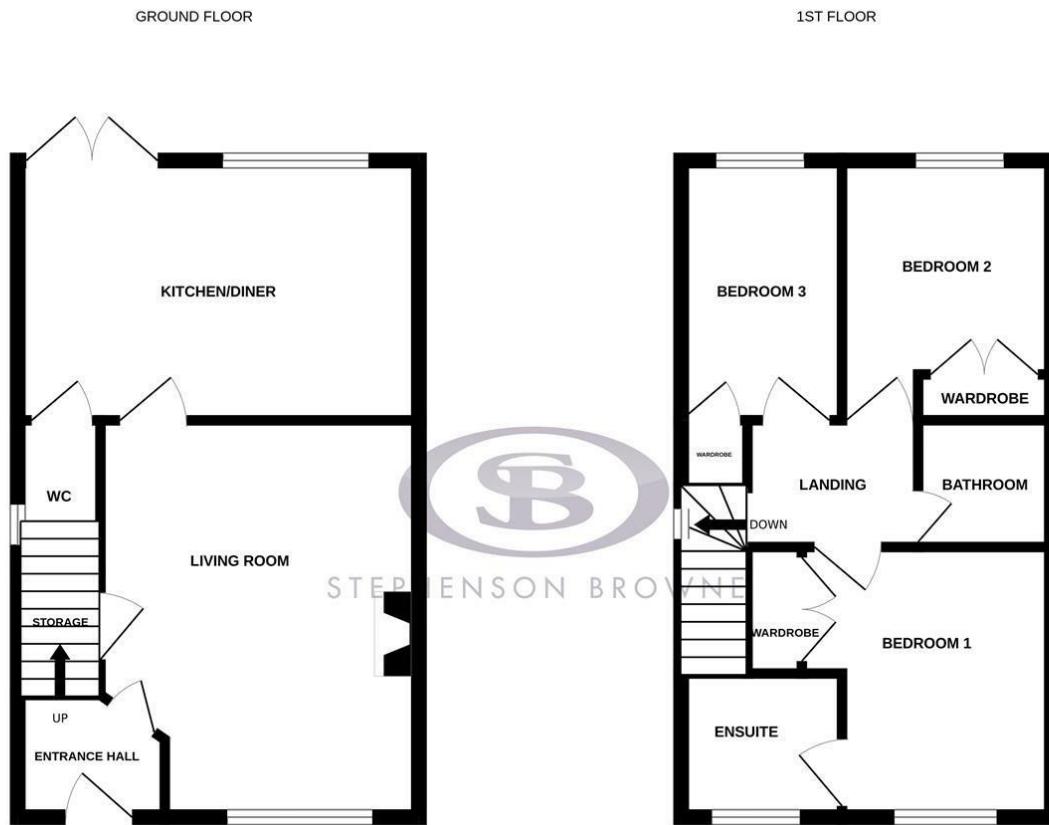
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- Quiet, family-friendly Longton location with excellent local amenities.
- Immaculate move-in condition, modern décor and finish throughout.
- Spacious open-plan kitchen/diner, perfect for family life and entertaining.
- High-quality appliances including gas hob, electric oven, and integrated white goods.
- Light-filled living spaces with large windows and clever use of natural light.
- Three generous bedrooms each with built-in storage solutions.
- Stylish ensuite to main bedroom plus modern family bathroom.
- Low-maintenance rear garden with patio and lawn for outdoor enjoyment.
- Private driveway parking for three cars.
- Energy-efficient home featuring a combi boiler and smart meter.

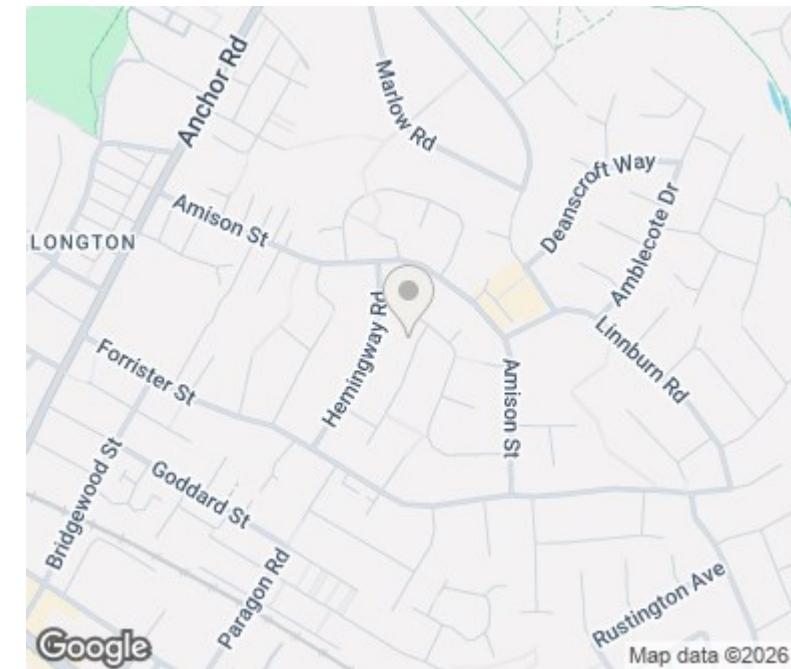


## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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