



**3 Longton Road**  
ST4 8ND  
**£275,000**



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STEPHENSON BROWNE

Stephenson Browne are proud to present this charming Grade II listed Mid Terraced Cottage!

Properties of this nature, in this area rarely become available on the market, making this a unique opportunity to own a piece of history in a highly desirable location!

As you step inside, you'll be greeted by a home that has been impeccably presented throughout, showcasing a harmonious mix of traditional charm and modern convenience.

Boasting two reception rooms which are currently being used as a lounge and separate snug area both with wood burning stoves.

An impressive, open plan, fitted kitchen/ dining area benefiting from instant boiling water tap and whole house water softener, separate utility area and a high specification modern fitted shower room with under floor heating, the ground floor really does offer well planned and spacious accommodation.

To the first floor, you will find three cosy bedrooms, two of which are double in size with the third single bedroom being used by its current owners as a dressing room, offering bespoke fitted wardrobes.

One of the many highlights of this property is its stunning rear garden which includes two large garden sheds with mains power, ample space for outdoor activities, gardening enthusiasts, or simply basking in the fresh air on a sunny day, not to mention the attractive front garden and pathway, adding to the kerb appeal of this beautiful property.

If you're looking for a cosy cottage with character, modern amenities, and a touch of history, then this terraced cottage on Longton Road, Trentham is the perfect place to call home.

Located on the doorstep and within walking distance of Trentham Gardens is another one of the many added bonuses and also schools and other amenities in close reach.

Don't miss out on the chance to make this delightful property your own and experience the perfect blend of comfort and character!

No Onwards Chain

Council Borough: Stoke On Trent

Council Tax Band: C

Tenure: Freehold



Ground Floor

Entrance Hall

Lounge

11'11" x 11'4"

Snug

12 x 9'6"

Dining Room

10'10" x 6'5"

Kitchen

24'5" x 6'9"

Utility

8'6" x 4'11"

Shower Room

10'4" x 5"

First Floor

Landing

Bedroom One

11'11 x 11 3

Bedroom Two

11'11" x 9'6"

Bedroom Three

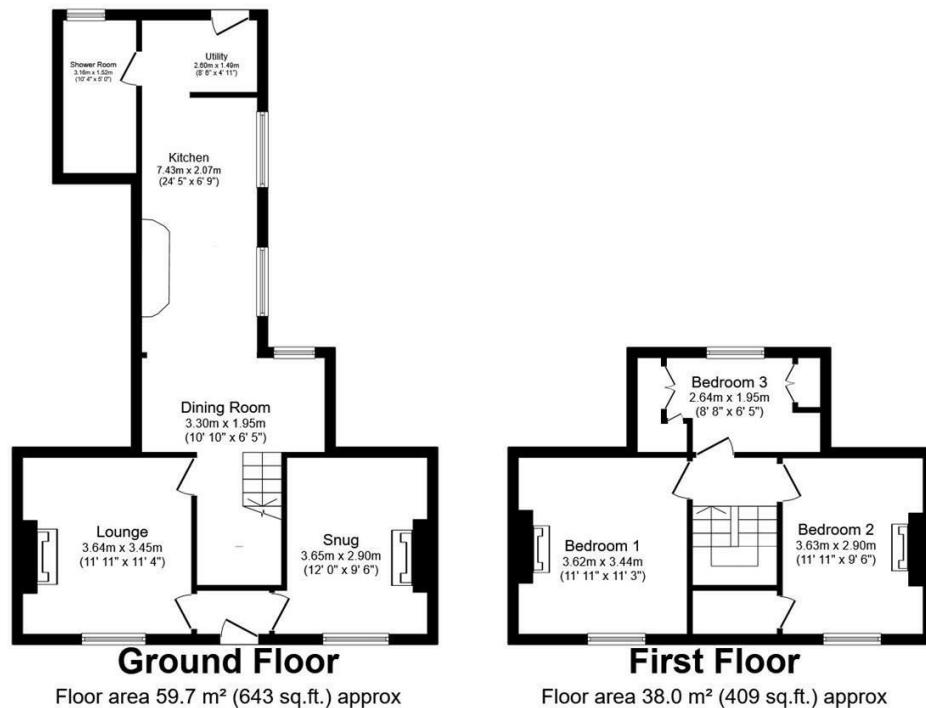
11 10 x 6 5



- Charming Grade II Listed Mid Terraced Cottage
- Impeccably Presented Throughout
- Spacious Accommodation
- Two Reception Rooms
- Large Open Plan Kitchen/Dining Room
- Utility
- High Specification, Modern Fitted Shower Room
- Stunning Gardens To The Front & Rear Aspect
- Much Sought After Location
- Viewing Highly Recommended



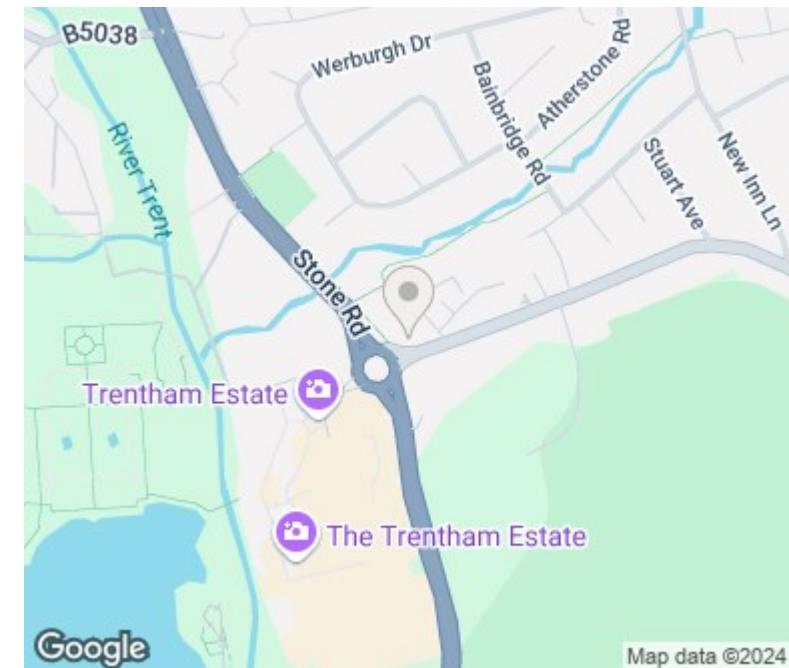
## Floor Plan



Total floor area 97.8 m<sup>2</sup> (1,052 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	
(81-91)	B		
(69-80)	C	67	
(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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