



## Plot 1 Spring Garden Road Longton, Stoke-On-Trent, ST3 2QN

Out with the old and in with the NEW!!! Have a SPRING in your step and hurry on over to this fabulous NEW build development on SPRING Gardens! A rare opportunity to reserve and purchase a brand new semi detached property with off road parking in the popular area of Longton. There are four plots available all comprising of a large lounge/diner, fully fitted kitchen and downstairs cloakroom. To the first floor there are two double bedrooms and a family bathroom. Externally the property benefits from two off road parking spaces and an enclosed rear garden. The development is located close to local amenities and with excellent commuter links to the A50. Do you want a slice of something shiny and NEW, call today to reserve your plot on 01782 789369.

**£164,950**

# Plot 1 Spring Garden Road

Longton, Stoke-On-Trent, ST3 2QN



- NEW BUILD SEMI DETACHED
- CLOAKROOM
- REAR GARDEN
- SPACIOUS LOUNGE/DINER
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- KITCHEN
- FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES

## GROUND FLOOR

### Entrance Hall

### Lounge/Diner

17'5" x 10'3" (5.33 x 3.13)

A double glazed window over looks the rear aspect.  
Double glazed doors lead out to the rear.

### Kitchen

13'8" x 7'3" (4.18 x 2.21)

A double glazed window over looks the front aspect.

### Cloakroom

4'10" x 3'4" (1.48 x 1.04)

A double glazed window over looks the front aspect.

## FIRST FLOOR

### First Floor Landing

Loft hatch.

### Bedroom One

12'5" x 11'1" (3.79 x 3.38)

A double glazed window over looks the rear aspect.

### Bedroom Two

17'5" x 8'6" (5.33 x 2.60)

Two double glazed windows over looks the front aspect.

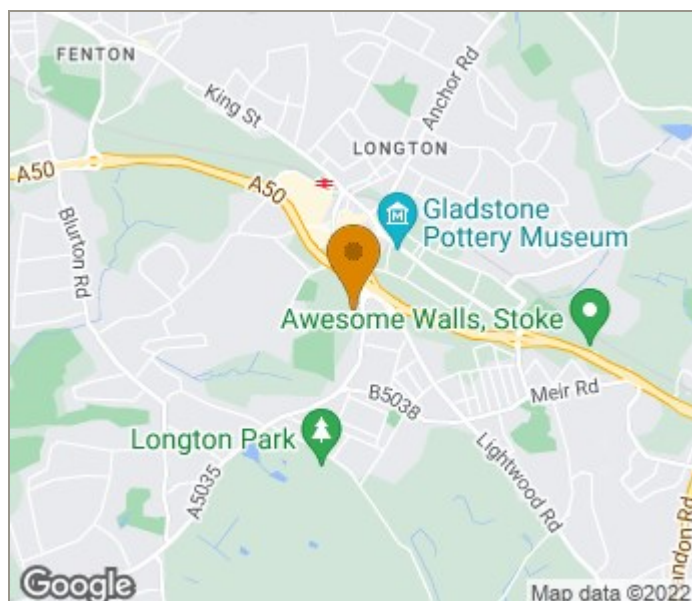
### Bathroom

6'10" x 6'0" (2.09 x 1.85)

A double glazed window over looks the rear aspect.

## EXTERIOR

### Parking





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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