



## 6 Honiton Walk

Longton, Stoke-On-Trent, ST3 1LS

The chase is on and the competition is tight. Who is going to be the front runner and win this pure delight! A spacious two bedroom town house is up for the taking, the guns about to go off and your legs are shaking! Be victorious and claim your trophy! Immaculately presented throughout, the property comprises of a spacious lounge, kitchen/diner, two double bedrooms and a modern fitted bathroom. Externally, the property benefits from a fully enclosed well maintained garden. Located in close proximity to local amenities and schooling. Do you like the chase? You have got to be in it to win it!!! Call today to book a viewing.

**Offers in the region of £150,000**

# 6 Honiton Walk

Longton, Stoke-On-Trent, ST3 1LS



- VERY WELL PRESENTED
- TWO LARGE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- LARGE LOUNGE
- MODERN FITTED BATHROOM
- EARLY VIEWING A MUST
- MODERN FITTED KITCHEN/DINER
- FULLY ENCLOSED REAR GARDEN

## GROUND FLOOR

### Entrance

4'5" x 4'0" (1.35 x 1.23)

Stairs to the first floor. Vertical radiator.

### Lounge

13'6" x 12'5" (4.13 x 3.79)

A UPVC window looks out to the front aspect. Electric fireplace, radiator and TV point.

### Kitchen/Diner

15'8" x 10'1" (4.79 x 3.08)

A UPVC window and French patio doors lead out to the rear. Fitted with a range of wall and base storage units, inset asterite sink and coordinating work surface areas.

Appliances include gas oven and hob, washing machine, fridge/freezer and microwave. Combi boiler, column radiator and spot lights.

## FIRST FLOOR

### First Floor Landing

9'1" x 5'10" (2.78 x 1.79)

Stairs from the ground floor. Storage cupboard and loft access hatch.

### Bedroom One

14'0" x 12'2" (4.29 x 3.71)

A UPVC window looks out the front aspect. Built in wardrobes, radiator and TV point.

### Bedroom Two

11'9" x 9'7" (3.60 x 2.94)

A UPVC window looks out to the rear aspect. Radiator, TV point and spot lights.

### Bathroom

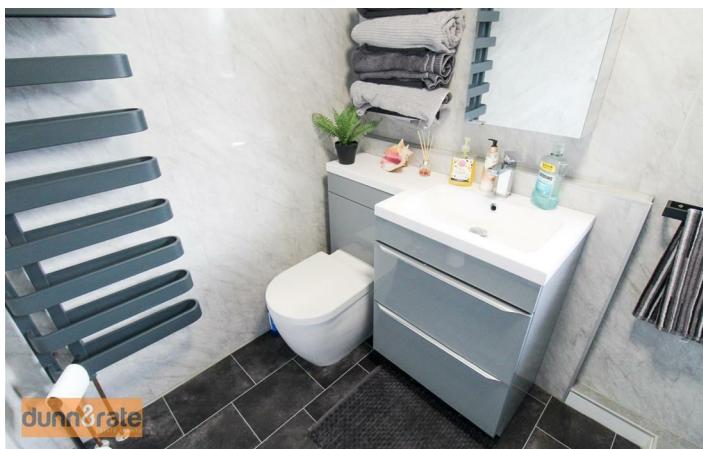
7'5" x 5'4" (2.27 x 1.64)

Three UPVC windows look out to the rear aspect. Fitted suite comprising of shower cubicle, Low Level WC and wash hand basin with vanity unit. Towel

radiator.

## EXTERIOR

To the front, the property is laid to lawn with a path leading up to the entrance door. The rear garden is paved with decorative stone. Fully enclosed by panelled fencing with an access gate to the rear. Wired CCTV to the front and rear.



## 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 illustrative 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			82
(81-91) B			
(70-80) 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	