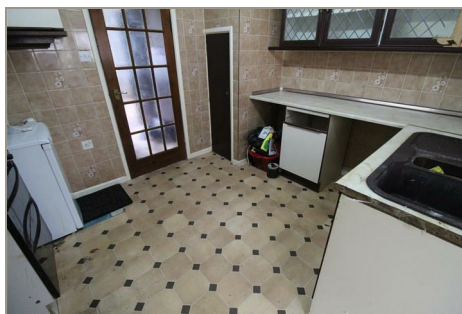




36 Hemingway Road Longton, Stoke-On-Trent, ST3 1SL

A home is a blank canvas and we are the painters, needing to create something of worth and beauty that marks our journey. You hold your brush, choose your palette and begin to fill the blank canvas, realising that you are the artist and this is the place you will call home. I have a fantastic opportunity for you to put your own stamp on a spacious semi detached property in the popular area of Meir Haye. The accommodation on offer comprises a lounge, fitted kitchen, utility room, two bedrooms and bathroom. Externally the property benefits from off road parking, a car port and enclosed rear garden. Sold with no upward chain its time to get your inner artist flowing and make this one yours. Call today to book a viewing.

£120,000

36 Hemingway Road

Longton, Stoke-On-Trent, ST3 1SL



- GOOD SIZED SEMI DETACHED PROPERTY
- TWO BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- LOUNGE
- BATHROOM
- PERFECT PROJECT PROPERTY
- KITCHEN AND UTILITY ROOM
- CLOSE TO LONGTON TOWN CENTRE
- ARRANGE YOUR VIEWING WITH US

GROUND FLOOR

Entrance Hall

8'5" x 3'7" (2.58 x 1.11)

The property has a entrance door to the side aspect. Under stairs storage cupboard.

Lounge

12'7" x 10'10" (3.86 x 3.32)

A double glazed window overlooks the front aspect. Stairs to first floor.

Kitchen

10'10" x 9'0" (3.32 x 2.76)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven with gas hob over and cooker hood above. Space and plumbing for washing machine and fridge/freezer. Storage cupboard.

Utility Room

7'5" x 6'7" (2.27 x 2.01)

Two double glazed windows overlook the rear aspect with double glazed doors leading out to the rear garden. Fitted with wall and base storage units and work surface areas.

FIRST FLOOR

First Floor Landing

9'3" x 6'1" (2.82 x 1.87)

Airing cupboard housing hot water cylinder. Loft access hatch.

Bedroom One

10'11" x 9'10" (3.33 x 3.01)

A double glazed window overlooks the front aspect. Fitted wardrobes.

Bedroom Two

10'9" x 9'6" (3.30 x 2.90)

A single glazed window overlooks the rear aspect. Electric wall heater.

Bathroom

6'2" x 4'11" (1.90 x 1.50)

A double glazed window overlooks the side aspect. Fitted with a bath, vanity hand wash basin and low level W.C.

EXTERIOR

To the front of the property there is a block paved driveway with double gates. There is a car port to the side of the property and a laid lawn to the rear with paved patio area.

Council Tax Band

Council tax band- B

Purchaser should seek confirmation prior to completion

AGENTS NOTES

The property does not have gas central heating



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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