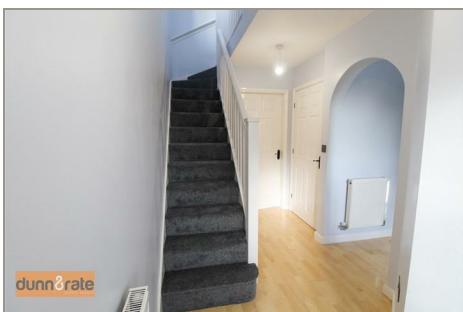




dunn&rate
ESTATE AGENTS



109 Wood Street Longton, Stoke-On-Trent, ST3 1DH

Out with the old and in with the NEW!!! Have a spring in your step and hurry on over to this fabulous, newly renovated home on Wood Street, in Longton . This superb property comprises of a lounge, a newly fitted kitchen and downstairs cloakroom, to the ground floor. To the first floor, there are two double bedrooms and newly fitted bathroom. Externally, the property benefits from off road parking with private driveway and an enclosed rear garden. The property is located close to local amenities and with excellent commuter links to the A50. Call today to book your viewing!

Offers in the region of £150,000

109 Wood Street

Longton, Stoke-On-Trent, ST3 1DH



- SEMI DETACHED PROPERTY RENOVATED TO A HIGH STANDARD
- DOWNSTAIRS W.C
- FULLY ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN
- MODERN FITTED BATHROOM
- POPULAR LOCATION
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall

13'6" x 5'10" (4.12 x 1.80)

Door leading to the front aspect. Under stairs storage cupboard. Radiator.

Cloakroom

4'7" x 3'5" (1.41 x 1.05)

Low level W.C. Wash hand basin with vanity. Radiator.

Lounge

11'6" x 10'10" (3.51 x 3.31)

Double glazed sliding patio door to the rear aspect.

Radiator.

Kitchen

8'9" x 7'7" (2.69 x 2.32)

Double glazed window to the front aspect. Fitted with a range of wall and base storage units, with co-ordinating work surfaces. Quartz sink/drainer, electric oven with gas hob and

cookerhood above. Space and plumbing for a washing machine. Space for a fridge/freezer. Combi boiler in the storage cupboard. Radiator.

FIRST FLOOR

First Floor Landing

6'5" x 5'8" (1.98 x 1.73)

Double glazed window to the side aspect. Stairs from the ground floor. Loft access hatch.

Bedroom One

11'6" x 7'5" (3.52 x 2.28)

Double glazed window to the rear aspect. Radiator.

Bedroom Two

11'5" x 9'7" (3.50 x 2.93)

Two double glazed windows to the front aspect. Radiator.

Bathroom

6'4" x 5'4" (1.95 x 1.64)

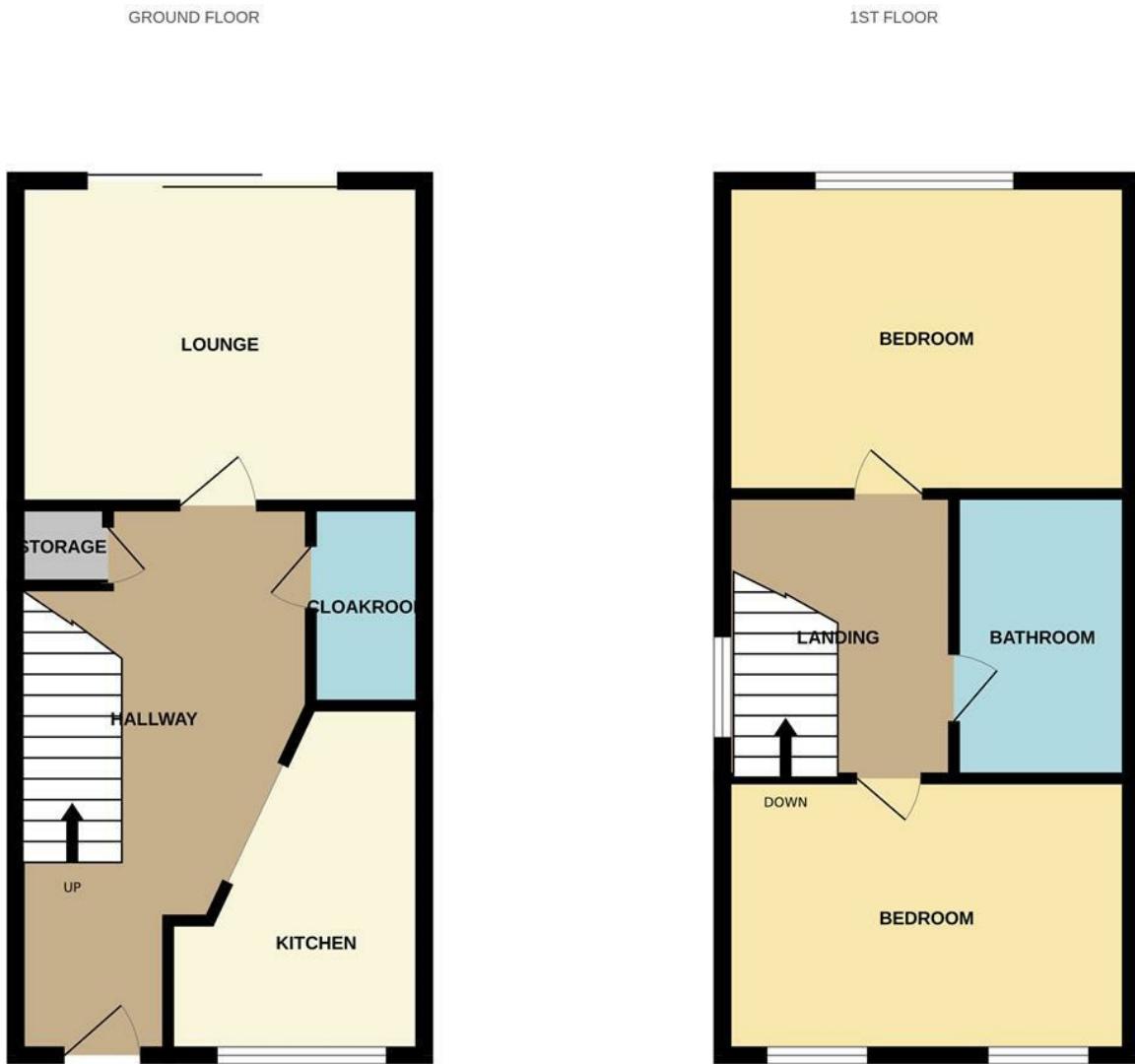
Bath with showerhead, low level W.C, wash hand basin with vanity, extractor fan and radiator with walls partly panelled.

EXTERIOR

The front of the property benefits from a laid to lawn front garden with a tarmacadam driveway. The rear of the property benefits from a fully enclosed garden, laid to lawn with a slabbed patio area and a shed for storage.



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	91	
(81-91) B	76	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	