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10 Troutdale Close

Longton, Stoke-On-Trent, ST4 2SY

Make sure you make the cut as this is going to be a CLOSE call, as everyone will want to be in the running for this superb detached property on Troutdale CLOSE located in the popular area of Longton. Not only is this spacious property beautifully presented throughout, it also sits on a low maintenance plot with detached garage. The ground floor accommodation comprises a lounge, modern fitted kitchen/diner, orangery. To the first floor you will find three bedrooms all with fitted wardrobes and a family bathroom. Externally the property benefits from ample off road parking and a garage to the front. To the rear the garden is low maintenance laid with a paved patio sitting area and garden shed. Situated down a quiet cul-de-sac in the Fenpark area of Longton its close to local amenities, schooling and commuter links. Don't leave it to the wire, CLOSE the deal today and call and book a viewing.

£220,000

10 Troutdale Close

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3 1 2 C

- BEAUTIFULLY PRESENTRED DETACHED PROPERTY
- ORANGERY
- OFF ROAD PARKING & GARAGE
- POPULAR LOCATION
- LARGE LOUNGE
- THREE BEDROOMS WITH FITTED WARDROBES
- LOW MAINTENANCE REAR GARDEN
- MODERN FITTED KITCHEN/DINER
- CONTEMPORARY BATHROOM WITH DOWNSTAIRS W.C
- QUIET CUL-DE-SAC LOCATION

GROUND FLOOR

Entrance Hall

10'4" x 3'7" (3.17 x 1.11)

The property has a upvc entrance door to the front aspect. Cloakroom storage cupboard. Radiator.

W.C

4'9" x 2'7" (1.47 x 0.80)

A double glazed circular window overlooks the front aspect. Fitted with a low level W.C and vanity hand wash basin. Radiator.

Lounge

16'8" x 15'1" (5.10 x 4.62)

A double glazed bay window overlooks the front aspect. Fireplace housing gas fire. Television point and radiator. Stairs lead to the first floor.

Kitchen/Diner

15'1" x 8'4" (4.62 x 2.55)

A double glazed window overlooks the rear aspect coupled with double glazed sliding doors leading into the orangery. Fitted with a range of wall and base storage units with inset stainless steel bowl sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and hob with cooker hood above, fridge and washing machine. Radiator. Space for table and chairs.

Orangery

10'11" x 7'9" (3.34 x 2.38)

A double glazed window overlooks the side aspect coupled with double glazed patio doors leading out to the rear garden. Television point and wall mounted gas heater.

FIRST FLOOR

First Floor Landing

Loft access hatch. Radiator.

Bedroom One

11'5" x 9'0" (3.49 x 2.75)

A double glazed window overlooks the front aspect. Fitted with a range of wardrobes and storage cupboards up and over the bed space. Radiator.

Bedroom Two

11'1" x 9'0" (3.39 x 2.76)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes and storage cupboards up and over the bed space. Radiator.

Bedroom Three

8'4" x 5'9" (2.55 x 1.77)

A double glazed window overlooks the front aspect. Fitted wardrobe with storage cupboards up and over the bed space. Radiator.

Bathroom

8'8" x5'4" (2.66 x1.64)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and vanity hand wash basin. Fully tiled walls and radiator.

EXTERIOR

To the front there is a driveway and lawned area with double gates leading down the side of the property. To the rear the garden is low maintenance and laid paving with barked bed borders and garden shed.

Garage

Up and over door with access door to the side. Power and lighting.















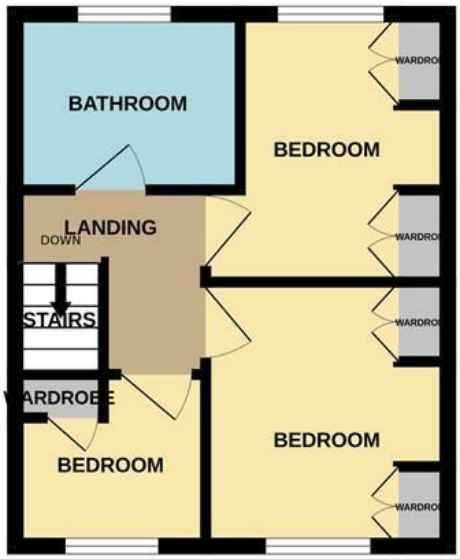


Floor Plan

GROUND FLOOR



1ST FLOOR



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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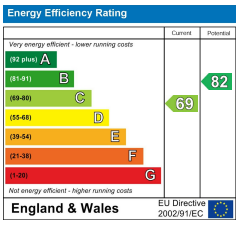

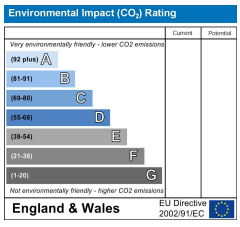

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