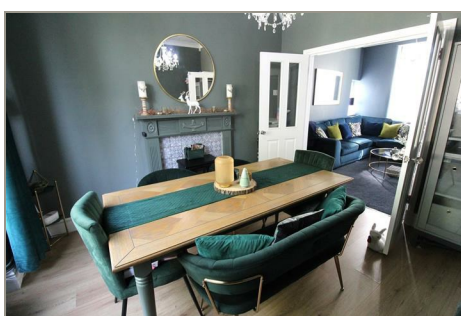
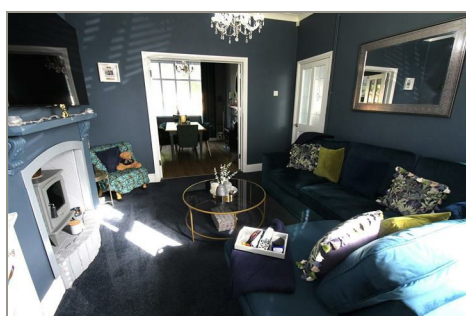




31 Longfield Road

Hartshill, Stoke-On-Trent, ST4 6QN

Tired of the LONG endless search for that perfect home? Well let me make it simple for you, go LONG and head over to LONGfield Road! Where you will find this stunning semi detached property! Oozing style and sophistication this extremely well presented property is ideally located in Hartshill in close proximity to the Royal Stoke Hospital. The accommodation on offer comprises a lounge, dining room, sun room, modern fitted kitchen, utility room, two double bedrooms and family bathroom. Externally the property benefits from off road parking and a fully enclosed landscaped rear garden. Situated in the popular area of Hartshill close to local amenities and the Royal Stoke Hospital. That LONG search is over, this is the property for you, call today to book a viewing!

Offers in the region of £219,950

31 Longfield Road

Hartshill, Stoke-On-Trent, ST4 6QN



- STUNNING SEMI DETACHED PROPERTY
- UTILITY ROOM
- LANDSCAPED REAR GARDEN
- LOUNGE/ DINING ROOM AND SUN ROOM
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- MODERN FITTED KITCHEN
- CONTEMPORARY BATHROOM SUITE
- CLOSE TO NORTH STAFFS HOSPITAL AND LOCAL AMENITIES

GROUND FLOOR

Entrance Porch

6'6" x 2'7" (1.99 x 0.80)

A UPVC window to the front aspect and UPVC windows to the front and side aspect.

Entrance Hall

8'11" x 6'0" (2.72 x 1.83)

A door to the front aspect and stained glass windows to the front aspect. Radiator and stairs to the first floor. Door to under stair storage cupboard.

Lounge

13'5" x 11'9" (4.11 x 3.59)

A UPVC bay window to the front aspect. Double doors to the rear aspect leading to the dining room. Electric fireplace and radiator.

Dining Room

13'6" x 10'2" (4.12 x 3.11)

A UPVC bay window to the rear aspect. Electric fireplace and radiator. Laminate flooring.

Kitchen

11'6" x 7'9" (3.53 x 2.38)

A UPVC window to the side aspect and door to the rear aspect. Fitted with a range of wall and base storage units with inset a sterite sink and side drainer with mixer tap. Co ordinating work surface areas, integrated appliances include electric double oven and hob and fridge/freezer. Plumbing for a dishwasher.

Sun Room

9'4" x 8'8" (2.85 x 2.65)

UPVC patio doors to the rear and door to the front aspect. UPVC windows to the rear and side aspect. Two radiators.

Utility Room

7'1" x 5'0" (2.16 x 1.53)

A UPVC window to the side aspect. Fitted with base units and work surfaces. Plumbing for a washing machine. Radiator.

FIRST FLOOR

Landing

11'3" x 8'9" (3.45 x 2.69)

A window to the side aspect and stairs from the ground floor. Loft hatch access.

Bedroom One

12'1" x 11'5" (3.69 x 3.50)

A UPVC window to the front aspect. Radiator.

Bedroom Two

11'5" x 10'7" (3.49 x 3.23)

A UPVC window to the rear aspect. Radiator and door to storage cupboard.

Bathroom

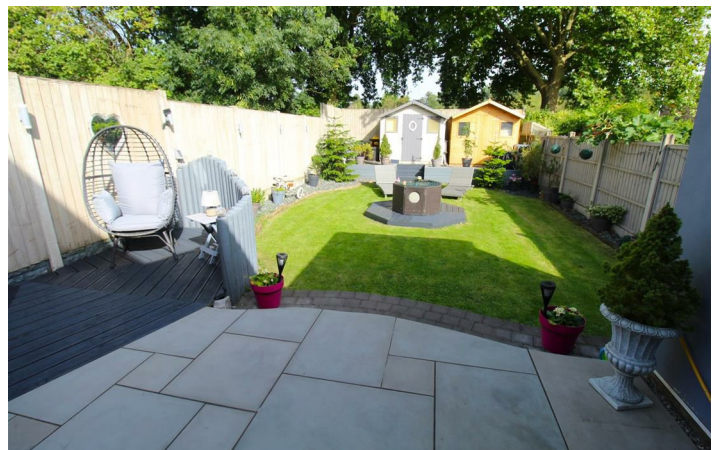
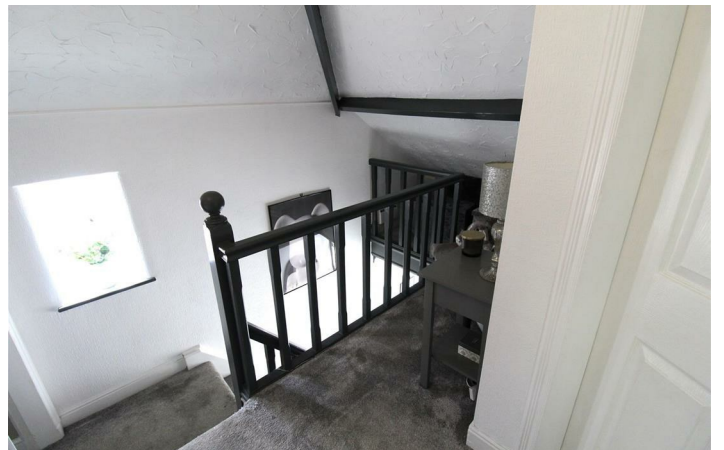
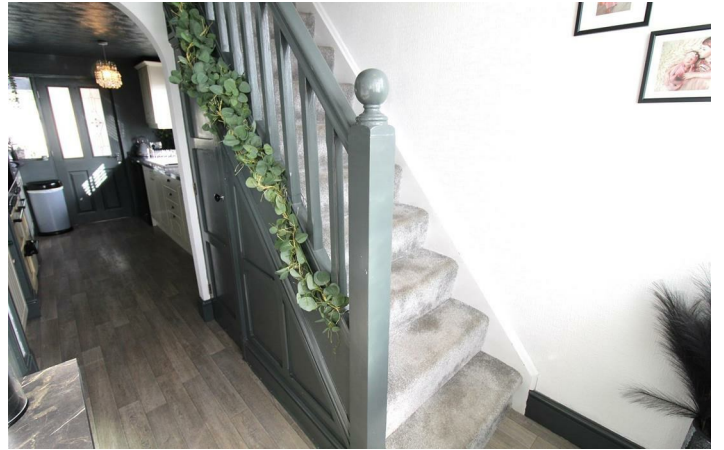
8'5" x 5'10" (2.57 x 1.80)

A UPVC window to the rear aspect. Fitted with a suite comprising bath with shower head and shower cubicle with waterfall shower above.

Vanity wash hand basin and low level W.C. Partly tiled walls and shaver point. Vertical towel rail and ceiling spot lights.

EXTERIOR

To the front of the property there is a block paved driveway providing off road parking. To the rear there is an enclosed rear landscaped garden with Indian stone patio and decked area with a lawned garden. Summerhouse with power and light.



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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