

FOR SALE



Vienna Way, Longton, Stoke-on-trent

2 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £180,000



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- Semi-detached house
- Rear garden conservatory
- Two reception rooms
- Two double bedrooms
- Popular estate location



OVERVIEW Welcome to this delightful semi-detached house, currently listed for sale and in good condition. This charming property boasts a range of attractive features, including a good size plot, a conservatory that opens onto the rear garden. It's perfect for first-time buyers who are looking for a property with space.

As you step inside the house, you'll be greeted by an inviting reception room. There is a second reception room, an extension to the original property, which can be utilised as a playroom or office depending on your needs.

The house also offers two double bedrooms. The bathroom is well-appointed, featuring a heated towel rail.

The heart of the home is the kitchen, which is flooded with natural light. It's the ideal space for cooking up a storm and entertaining guests.

The property is situated in a popular estate, with nearby schools and local amenities within easy reach.

This impressive semi-detached house has been extended to the side to include an extra reception room, utility and WC. The conservatory is a standout feature, offering additional living space and a seamless transition to the peaceful rear garden.

ENTRANCE PORCH Entered via UPVC French doors, double glazed windows to the side elevations.

LOUNGE 14' 0" x 13' 9" (4.29m x 4.21m) Entered via a UPVC front door, electric fire with feature surround, double glazed window to the front elevation, stairs to first floor with storage cupboard under, wood effect laminate flooring, radiator.



KITCHEN 14' 0" x 7' 3" (4.29m x 2.21m) Fitted with a range of wall and base units with worksurface over which incorporates a stainless steel sink unit and drainer, integrated oven and hob and fridge/freezer, double glazed window to the rear elevation, UPVC door giving access to the conservatory, housing gas combination boiler, ceramic tiled floor.

CONSERVATORY 11' 1" x 9' 6" (3.38m x 2.92m) UPVC frame with brick dwarf wall, French doors opening onto the rear garden, ceramic tiled floor.

FAMILY ROOM 11' 1" x 6' 11" (3.40m x 2.13m) Double glazed window to the front elevation, wood effect laminate flooring, radiator.

UTILITY ROOM 7' 0" x 6' 9" (2.14m x 2.06m) Space and plumbing for washing machine and tumble dryer, UPVC door giving access to the rear garden, ceramic tiled floor.

WC Comprising; low level WC and hand wash basin,

ceramic tiled floor.

BEDROOM 10' 9" x 8' 10" (3.28m x 2.71m) Double glazed window to the front elevation, built in storage cupboard, radiator.

BEDROOM 11' 9" x 7' 7" (3.6m x 2.32m) Double glazed window to the rear elevation, radiator.

BATHROOM 6' 10" x 5' 11" (2.10m x 1.81m) Modern white suite comprising; low level WC, pedestal hand wash basin and bath, fully tiled walls, double glazed window to the rear elevation, chrome heated towel rail.

EXTERNAL The property sits on a good size plot with ample driveway parking for several vehicles. To the rear there is an enclosed rear garden with paved patio area, decked seating area, lawned garden and shed.





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | 69 | |
| (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 | |
| www.epc4u.com | | |





Ground Floor

First Floor

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.