

**FOR SALE**



**Vienna Way, Longton, Stoke-on-trent**

**2 Bedrooms, 1 Bathroom, Semi-Detached House**

**Offers In Excess Of £180,000**



## Vienna Way, Longton, Stoke-on-trent

2 Bedrooms, 1 Bathroom

Offers In Excess Of £180,000

- 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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 84        |
| (69-80) <b>C</b>                            | 69                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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