

FOR SALE



Fleckney Avenue, Longton, Stoke-on-Trent

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £180,000



PORCH 4' 10" x 3' 4" (1.48m x 1.02m)

Fleckney Avenue, Longton, Stoke-on-Trent

3 Bedrooms, 1 Bathroom

Offers In Excess Of £180,000

- Popular residential estate
- Three comfortable bedrooms
- Well-appointed bathroom
- Spacious kitchen dining area
- Charming reception room

LOUNGE 15' 6" x 14' 6" (4.72m x 4.42m) Double glazed bow bay window to the front elevation, stairs to first floor with storage under, living flame gas fire with feature surround, radiator.

KITCHEN/DINER 14' 6" x 8' 4" (4.42m x 2.54m) Fitted with a range of wall and base units with work surface over which incorporates a stainless steel sink unit and drainer, space for appliances, two double glazed windows to the rear elevation, UPVC door giving access to the rear elevation, radiator.

BEDROOM 14' 0" x 8' 1" (4.27m x 2.46m) Double glazed window to the front elevation, radiator.

BEDROOM 10' 1" x 6' 2" (3.07m x 1.88m) Double glazed window to the rear elevation, radiator.

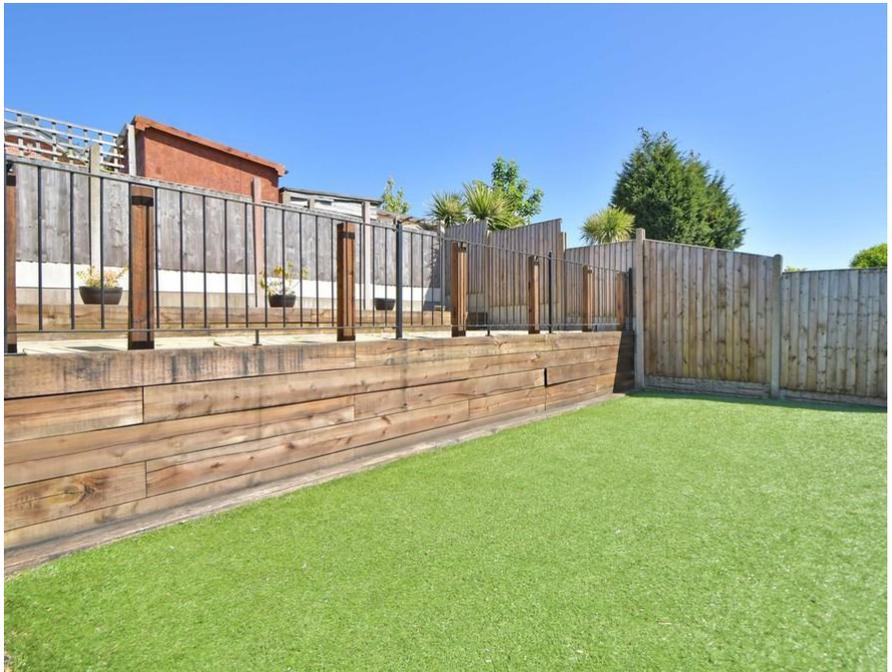
BEDROOM 10' 3" x 8' 0" (3.12m x 2.44m) Double glazed window to the front elevation, airing cupboard, radiator.

BATHROOM 6' 0" x 6' 0" (1.84m x 1.84m) Modern white suite comprising; low level WC, hand wash basin set in vanity unit and bath with shower over, double glazed window to the rear elevation, chrome heated towel rail.

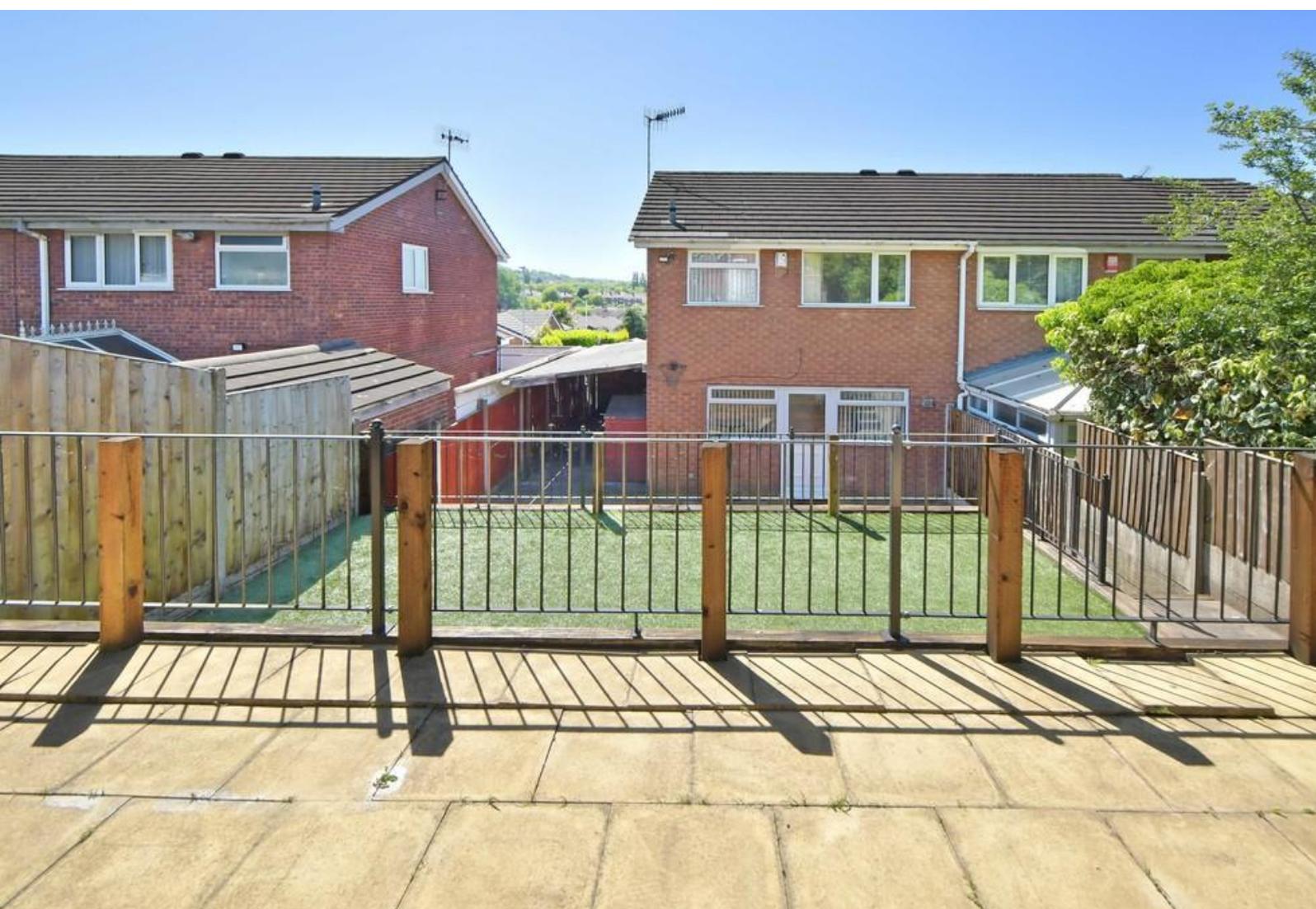
GARDEN Beautifully landscaped, tiered garden with paved patio, artificial turf lawn.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(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		





All measurements are approximate and for display purposes only

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