

FOR SALE



Ashwood , Longton, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Detached Bungalow

Offers In Excess Of £200,000



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- Renovated to high specification
- Two double bedrooms
- Main bedroom with en-suite
- Garden views from reception room
- Ample driveway and garage parking

OVERVIEW For sale is a detached bungalow situated on Ashwood, Longton. The property features two double bedrooms, each with built-in wardrobes. The main bedroom includes an en-suite for added convenience. The bathroom is finished with a rain shower and a heated towel rail.

There is one reception room, offering views of the garden and direct access via French doors, creating a connection to the outdoor space. The kitchen benefits from natural light and is equipped with built-in appliances.

The bungalow is set on a good-sized plot with ample driveway parking and a single garage. The generously sized rear garden is laid to lawn and features a paved patio and pergola. The home has been renovated throughout to a high specification.

Located in Stoke-on-Trent, Ashwood provides nearby access to local amenities including shops and cafés on Longton's high street. Popular local parks such as Longton Park are within easy reach, offering green spaces for leisure and recreation.

The property is well positioned for public transport, with Longton railway station approximately 1 mile away. The station provides direct services to Stoke-on-Trent city centre, with journey times of around 10 minutes, and connections towards Derby and Crewe. Several local bus routes operate in the area, linking Ashwood with surrounding neighbourhoods.

This detached bungalow is available for sale and offers practical living in a location with convenient access to Stoke-on-Trent's amenities and transport links.

KITCHEN 12' 9" x 9' 1" (3.90m x 2.77m) Accessed via Fitted with modern high gloss wall and base units with





quartz worksurface over which incorporates a sink unit and drainer with spray tap, integrated oven and halogen hob, integrated microwave, space and plumbing for washing machine and fridge/freezer, wood effect laminate flooring, dual aspect double glazed windows to the front and side elevations.

INNER HALLWAY 6' 6" x 5' 11" (2.00m x 1.82m)
Access to all rooms.

LOUNGE/DINER 15' 9" x 8' 11" (4.81m x 2.72m) A delightful reception room having UPVC French doors to the rear elevation flooding the room with natural light and enjoying views over the rear garden, wood effect laminate flooring, radiator.

BEDROOM ONE 12' 9" x 10' 8" (3.90m x 3.27m)
Having fitted wardrobes, double glazed window to the front elevation, radiator.

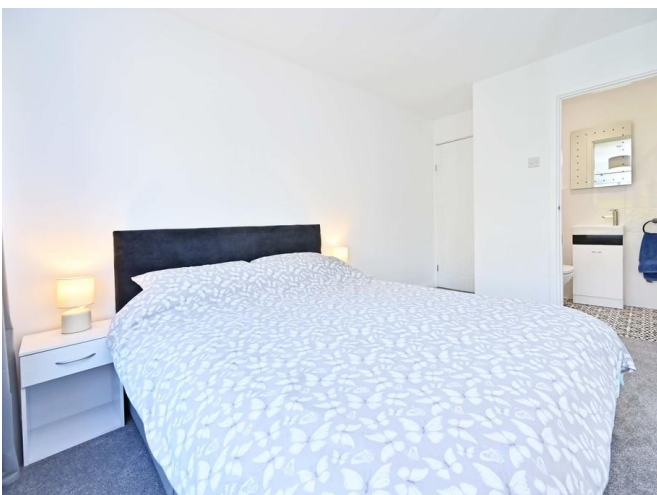
ENSUITE 7' 5" x 3' 0" (2.28m x 0.93m) Modern white suite comprising; low level WC, hand wash basin set in

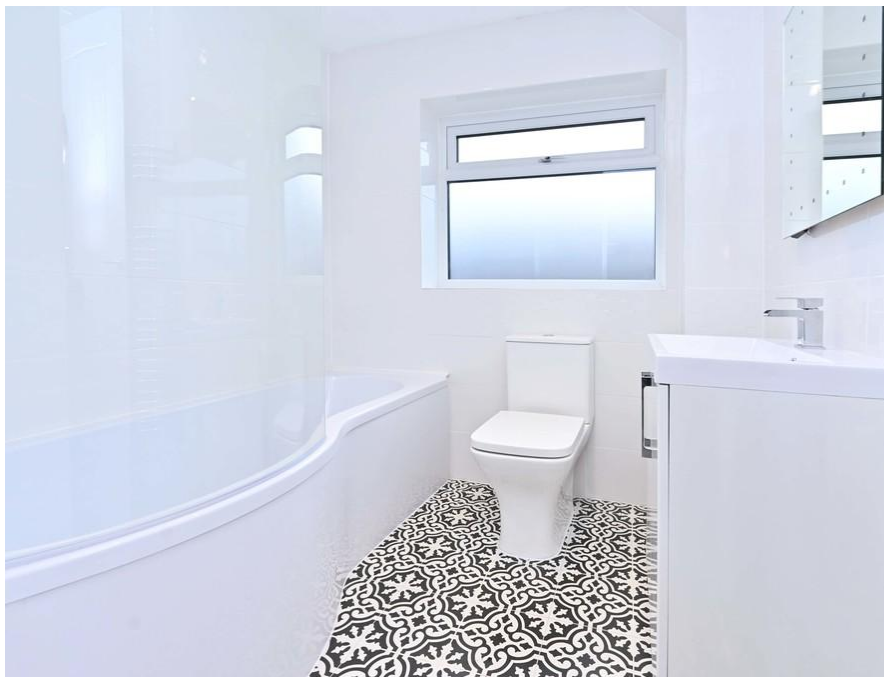
vanity unit and shower unit, part tiled walls, radiator.

BEDROOM 11' 1" x 9' 10" (3.40m x 3.02m) Having fitted wardrobes, double glazed window to the rear elevation, radiator.

BATHROOM 6' 6" x 6' 3" (2.00m x 1.91m) Modern white suite comprising; low level WC, hand wash basin set in vanity unit and bath with shower over, double glazed window to the side elevation, chrome heated towel rail.

EXTERNAL The property is approached via a tarmac driveway which leads down to a single garage with up and over door. The rear garden is mainly laid to lawn with paved patio and pergola.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	88	
(69-80) C		
(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

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