

FOR SALE



Royston Walk , Longton , Stoke-On-Trent

3 Bedrooms, 1 Bathroom, Mid Terraced House

Offers In Excess Of £140,000



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- Immaculately presented three-bedroom townhouse
- Separate reception room
- Open-plan kitchen with dining space
- Family-friendly area with local schools



OVERVIEW This three-bedroom town house in Longton is for sale and presented in immaculate condition throughout. The property offers a practical layout featuring a separate reception room, an open-plan kitchen with dining space, and one bathroom.

On the ground floor, the separate reception room provides a defined living area, while the open-plan kitchen with dining space offers a central hub for cooking and everyday meals. Upstairs, there are three bedrooms.

The property is located in a residential area of Stoke-on-Trent with access to local amenities including shops and services on nearby high streets such as those in Longton and Blurton. There are several schools in the wider area, catering for different age groups, making the location suitable for households requiring access to educational facilities.

Public transport links are available via nearby bus routes connecting to Stoke-on-Trent city centre and surrounding districts. Longton railway station is within reasonable reach by car or local bus, offering services towards Stoke-on-Trent, Crewe, and Derby, with onward connections to major cities including Birmingham and Manchester. Journey times from Stoke-on-Trent station to Manchester are typically from around 45 minutes by rail, and to Birmingham from around 50 minutes, subject to service and time of day.

Local parks and green spaces, along with cafés and everyday facilities in the surrounding neighbourhoods, add to the convenience of this location for day-to-day living.

ENTRANCE HALL Entered via a UPVC front door, stairs to first floor.

LOUNGE 12' 7" x 12' 7" (3.84m x 3.84m) Having



double glazed window to the front elevation, electric fire, radiator.

DINING KITCHEN 15' 10" x 13' 3" (4.84m x 4.05m) A spacious kitchen diner fitted with wall and base units with work surface over which incorporates a sink unit and drainer with spray tap, integrated oven and hob, space for appliances, two built in storage cupboards, housing gas boiler, double glazed window to the rear elevation, wood effect laminate flooring, radiator.

REAR LOBBY 4' 6" x 4' 0" (1.39m x 1.22m) Door giving access to the rear garden, double glazed window to the side elevation

WC 5' 2" x 4' 0" (1.60m x 1.22m) Modern white suite comprising; low level WC and hand wash basin set in vanity unit, double glazed window to the side elevation, chrome heated towel rail.

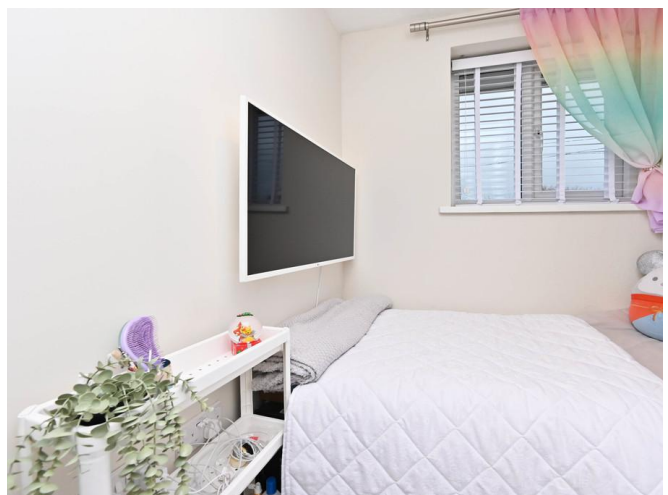
LANDING 11' 2" x 6' 2" (3.41m x 1.89m) Built in storage cupboard and airing cupboard.

BEDROOM 13' 6" x 7' 9" (4.13m x 2.38m) Double glazed window to the rear elevation, radiator.

BEDROOM 12' 8" x 8' 3" (3.88m x 2.54m) Built in storage cupboard, double glazed window to the front elevation, radiator.

BEDROOM 9' 2" x 7' 2" (2.80m x 2.20m) Built in storage cupboard, double glazed window to the front elevation, radiator.

EXTERNAL The property is accessed via a low maintenance front garden with a paved low maintenance garden to the rear with rear access gate.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	74	
(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	

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All measurements are approximate and for display purposes only

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