



Brookmead Grove,  
Longton



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# Offers in Region of £150,000

A modern two bedroom semi-detached house in the popular residential location of Longton. The property benefits from sliding doors from the lounge to a conservatory, first floor bathroom and gardens to both front and rear. The property has a Baxi Combi-Boiler installed in April 2024 with 10 year warranty and an EICR certificate from 2023. An ideal first time buy or buy to let opportunity. Viewing is highly advised!





## Ground Floor

### Hallway

A UPVC front door, radiator and laminate flooring.

### Kitchen

2.38m x 1.80m (7' 10" x 5' 11") A range of wall and base units with worktops, stainless steel sink basin, space for a cooker, integral fridge/freezer, plumbing for a dishwasher, double glazed window and tiled flooring.

### Lounge

3.79m x 3.76m (12' 5" x 12' 4") A sliding door to the conservatory, electric fireplace and surround, under stairs storage, radiator and carpet flooring.

### Conservatory

3.15m x 2.40m (10' 4" x 7' 10") A double glazed conservatory, french doors and laminate flooring.



## First Floor

### Bedroom One

3.12m x 2.62m (10' 3" x 8' 7") A double glazed window, storage cupboard with combi boiler, store cupboard, radiator and carpet flooring.

### Bedroom Two

3.12m x 1.95m (10' 3" x 6' 5") A double glazed window, radiator and carpet flooring.

### Bathroom

2.13m x 1.70m (7' 0" x 5' 7") A white suite with bath and overhead shower unit, low level W/C, pedestal hand wash basin, chrome towel radiator, double glazed window and tiled flooring.

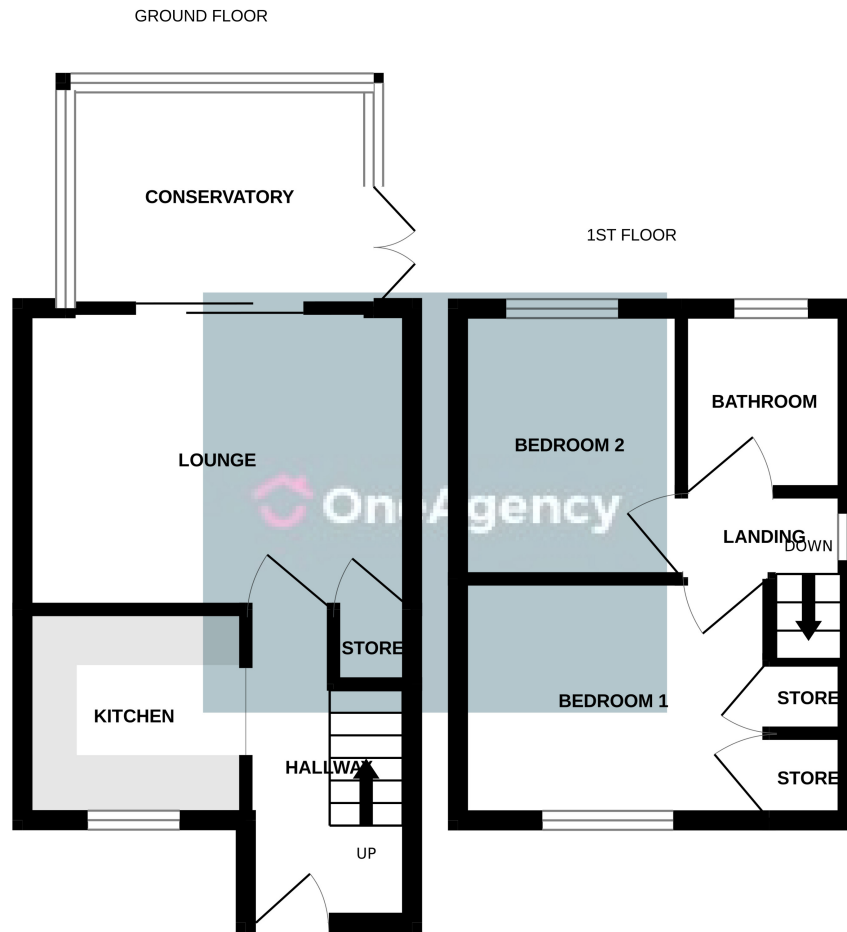
### External

Front - A tarmac driveway providing off road parking and lawned front garden.

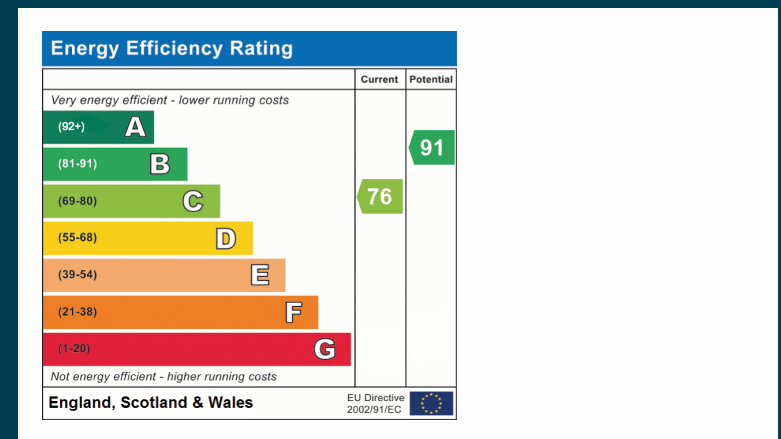
Rear - A paved patio area, lawned garden with gated access and fenced borders.

### AGENTS NOTES

The council tax band is B. The local authority is Stoke-on-Trent.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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