



Gordons Court,  
Locketts Lane,  
Longton, Stoke-on-



01782 970222  
hello@oneagencygroup.co.uk



£120,000

Modern Bungalow with no chain involvement, situated in a convenient location for access to the A50. The property benefits from an allocated parking space and rear garden. Viewing of this property is recommended.





#### OPEN PLAN KITCHEN/DINING/LIVING ROOM

8.52m max x 2.63m (27' 11" x 8' 8") Double glazed window to front and rear, door to front, french doors to rear. Fitted kitchen comprising of wall, base and drawer storage units with ample work surface, fitted oven and hob with extractor fan above, plumbing for automatic washing machine, integral fridge and freezer, part tiled floor, part tiled walls, Worcester wall mounted boiler. Modern feature fireplace with fire with electric remote control,

#### BEDROOM ONE

3.37m x 2.26m (11' 1" x 7' 5") Radiator, double glazed window to rear.

#### BEDROOM TWO

2.68m x 2.65m (8' 10" x 8' 8") Double glazed window to front, radiator, fitted wardrobes.

#### BATHROOM

1.65m x 2.65m (5' 5" x 8' 8") White bathroom suite comprising of panelled bath, WC and pedestal wash hand basin, radiator, part tiled walls.

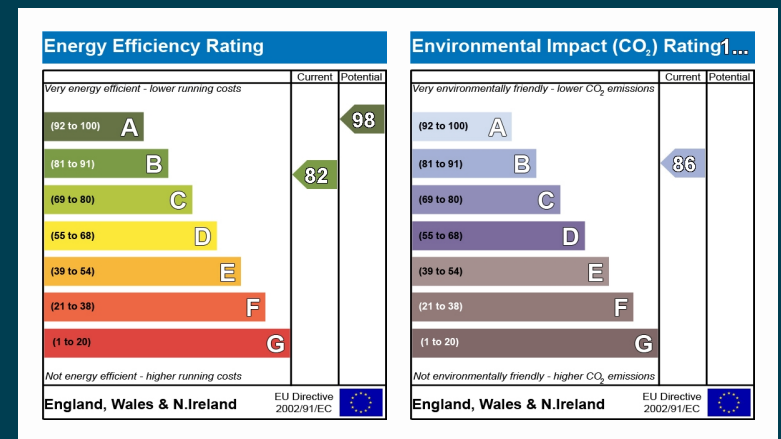
#### OUTSIDE

Allocated parking space and rear garden area.

#### AGENTS NOTES

We understand there has been an obligation for residents to pay towards the cost of the common areas within the development but this has not been collected in recent years. We also understand that probate has not yet been granted on this property.





OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.