



## 1 Sandwood Crescent Longton, Stoke-On-Trent, ST3 1AS

Hakuna Matata! What a wonderful phrase, Hakuna Matata!..... It means no worries for the rest of your days! Well my happy home hunters, be rest assured I will take all the worry out of your property search, as this beautiful semi detached property on Sandwood Crescent has it all. The spacious accommodation on offer comprises lounge, modern kitchen/diner, conservatory, three fantastic sized bedrooms and contemporary family bathroom. Externally the property benefits from ample off road parking and a landscaped tiered rear garden with decked seating area. Located in the popular area of Longton and sold with no upward chain.....Its a problem free philosophy! Hakuna Matata! Call to book your viewing today.

**Offers in the region of £124,950**

# 1 Sandwood Crescent

Longton, Stoke-On-Trent, ST3 1AS



- SPACIOUS SEMI DETACHED
- THREE FANTASTIC SIZED BEDROOMS
- LANDSCAPED REAR GARDEN
- EARLY VIEWING A MUST
- LOUNGE & CONSERVATORY
- CONTEMPORARY BATHROOM
- POPULAR LOCATION
- MODERN FITTED KITCHEN/DINER
- OFF ROAD PARKING
- NO UPWARD CHAIN

## GROUND FLOOR

### Entrance Hall

14'0" x 2'11" (4.27 x 0.91)

The property has a double glazed entrance door to the front aspect. Stairs to the first floor. Ceiling spotlights. Radiator.

### Lounge

16'1" x 10'4" (4.92 x 3.16)

A double glazed window overlooks the front aspect. Wall mounted gas fire. Television point. Radiator.

### Kitchen/Diner

19'7" x 11'5" (5.98 x 3.49)

A double glazed window overlooks the rear aspect with double doors leading into the conservatory. Fitted with a range of wall and base storage units and inset Asterite sink unit with side drainer.

Coordinating work surface areas with integrated electric oven and hob above. Space for fridge/freezer and plumbing for washing machine. Ceiling spotlights and under unit lighting. Breakfast bar and radiator.

### Conservatory

11'11" x 8'9" (3.64 x 2.67)

A UPVC conservatory with double glazed windows to the rear and double doors leading out to the garden. Television point.

## FIRST FLOOR

### First Floor Landing

Loft access hatch. Airing cupboard housing central boiler. Ceiling spotlights.

### Bedroom One

13'8" x 11'6" (4.17 x 3.51)

A double glazed window overlooks the rear aspect. Radiator.

### Bedroom Two

10'9" x 10'5" (3.29 x 3.18)

A double glazed window overlooks the front aspect. Radiator.

### Bedroom Three

10'5" x 8'7" (3.19 x 2.62)

A double glazed window overlooks the front aspect. Radiator.

## Bathroom

7'6" x 5'6" (2.30 x 1.70)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Partly tiled walls and ladder style towel radiator. Ceiling spotlights.

## EXTERIOR

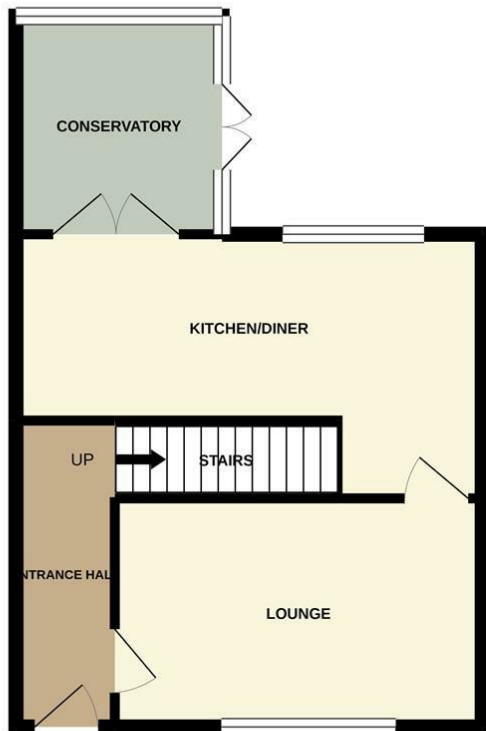
To the front there is large tarmac driveway with a gravelled area and paved pathway leading to the entrance door. To the rear the property is tiered with sleeper border and artificial lawned area and a raised decked seating area. To the side there is paved area with side access and fully enclosed by panelled fencing.



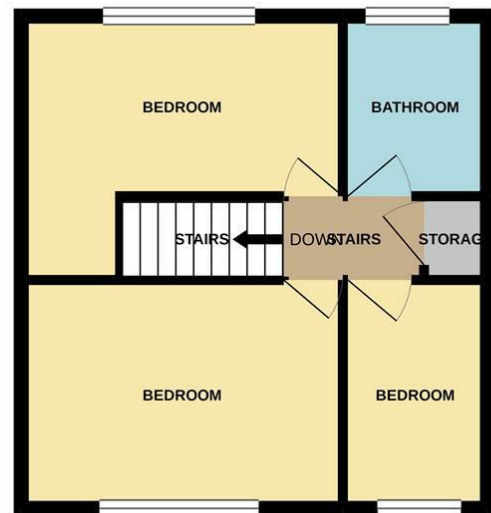


# Floor Plan

GROUND FLOOR



1ST FLOOR



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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