



10 Swanland Grove Longton, Stoke-On-Trent, ST3 1TF

Its time to stand out, be a SWAN in a pond full of ducks! As we have a stunning semi detached property for the taking on SWANland Grove. Beautifully maintained throughout and move in ready its the ideal first time buyer purchase. The accommodation on offer comprises a large lounge, modern fitted kitchen/diner, conservatory, two double bedrooms and a contemporary family bathroom. Externally the property benefits from ample off road parking to the front and side and a fully enclosed and landscaped rear garden laid with artificial lawn. Located in the popular area of Longton, close to local amenities, schooling and commuter links to the A50 and A500. So flap them feathers and swim as graceful as a SWAN to book a viewing!

£164,950

10 Swanland Grove

Longton, Stoke-On-Trent, ST3 1TF



- IMMACULATE SEMI DETACHED PROPERTY
- CONSERVATORY
- AMPLE OFF ROAD PARKING
- LARGE LOUNGE
- TWO DOUBLE BEDROOMS
- LANDSCAPED REAR GARDEN
- MODERN FITTED KITCHEN/DINER
- FAMILY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Hall

8'2" x 3'5" (2.49 x 1.06)

The property has a double glazed access door to the side aspect.

Under stairs storage cupboard and radiator.

Lounge

12'7" x 10'9" (3.85 x 3.30)

A double glazed window overlooks the front aspect. Television point and radiator. Stairs leading to the first floor.

Kitchen/Diner

10'9" x 9'0" (3.29 x 2.75)

Double glazed sliding patio doors lead into the conservatory. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated electric oven and

hob with cooker hood above. Space and plumbing for fridge/freezer and washing machine. Wall mounted central heating boiler. Storage cupboard. Space for table and chairs.

Conservatory

9'9" x 9'4" (2.98 x 2.85)

A UPVC conservatory with double glazed windows to the side and rear aspect and sliding patio doors lead out to the rear garden.

FIRST FLOOR

First Floor Landing

Loft access hatch.

Bedroom One

10'9" x 9'8" (3.29 x 2.96)

A double glazed window overlooks the front aspect. Radiator.

Bedroom Two

10'10" x 9'1" (3.31 x 2.79)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

6'3" x 4'9" (1.92 x 1.46)

A double glazed window over looks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and ladder style towel radiator.

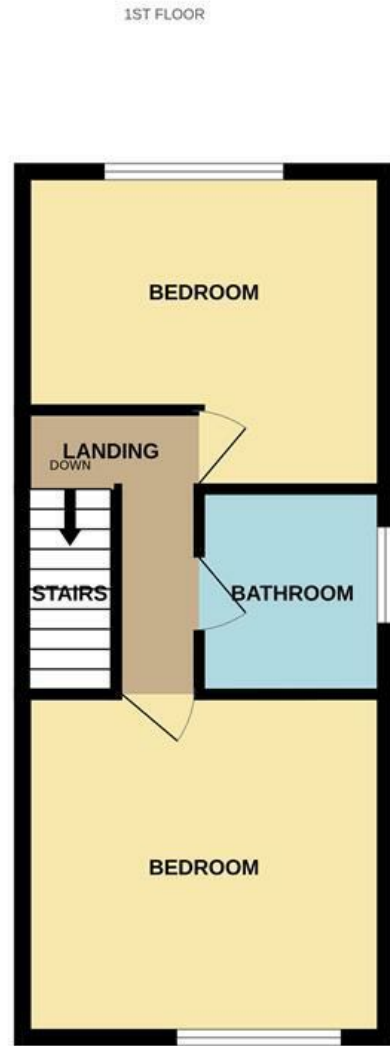
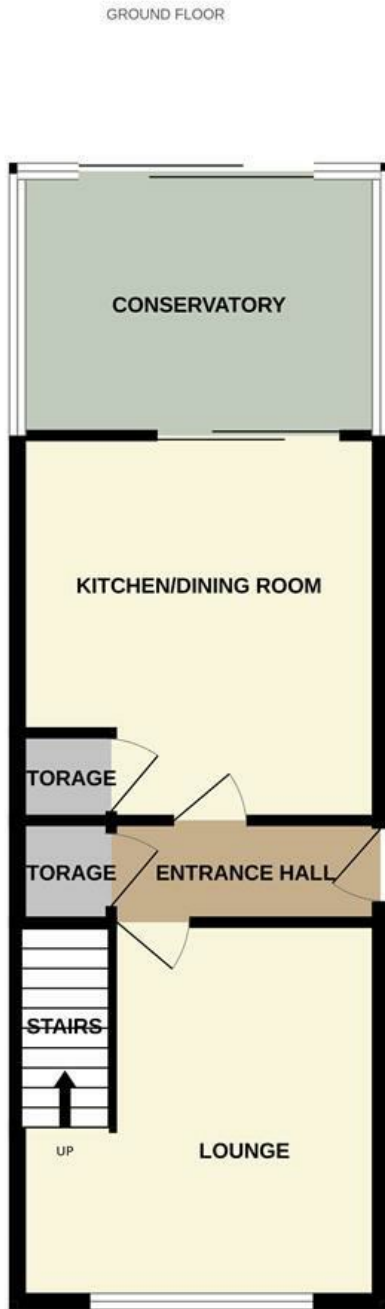
EXTERIOR

To the front the property has a large driveway with ample off road parking and double gates leading to the rear garden. To the rear the garden is landscaped and laid to artificial lawn with a paved patio area and sleeper bed borders.





Floor Plan



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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