

## 8 Cemetery View, Gorms Mill, Longton, Stoke-On-Trent, ST3 2QP

### Offers in the Region Of £90,000

Down a sleepy little lane away from the hustle and bustle of the town this neat terraced cottage is ideal for first time buyers or investors. They say that all nice things come in small packages - but let me assure you that this nice package has some deceptively spacious rooms. Within walking distance of the town centre and with character features this terraced cottage comes complete with Living and Dining Room - Kitchen with some appliances - Two Double Bedrooms and Bathroom. The front forecourt and the rear walled garden are low in maintenance by design, with plenty of storage in the outside brick shed. Handy commuter links are close by - If this sounds like your ideal home ring now to book your viewing!!





## ACCOMMODATION

### Ground Floor

#### Living Room 11' 10" x 10' 10" (max)(3.60m x 3.30m (max))

The entrance door opens into the living room which also has a UPVC and double glazed window to the front elevation. Having coved cornice to the ceiling together with moulded ceiling light rose, radiator and meter cupboard. A feature fireplace has a slate tiled hearth and tiled inset which houses the open fire facility. There is also a television connection point and wood effect laminate flooring.

#### Dining Room 11' 7" x 10' 9" (3.53m x 3.27m)

There is a recess with a door which gives access to a very generous under stairs storage area with electric power points. The dining room has a continuation of the wood effect laminate flooring. With coved cornice to the ceiling, moulded ceiling light rose, radiator and a UPVC double glazed and leaded window looking out to the walled rear garden. There is a feature cast fireplace with an open fire facility. A door opens to the kitchen.

#### Kitchen 12' 8" x 5' 10" (3.86m x 1.78m)

Worktops have a range of white high gloss base units below which incorporate both drawers and cupboards. There is a matching range of wall mounted units which are again high gloss fronted. With an inset one and a half bowl single drainer stainless steel sink unit having a mixer tap, an inset four ring electric hob with a stainless steel extractor unit above and a built-in electric oven with grill facility. Having plumbing for an automatic washing machine together with space for additional appliances. The kitchen has a radiator, recessed ceiling spotlights and tiled splashbacks. With two access points to storage in the eaves. UPVC double glazed and leaded window and a door gives access to a side entry. A bi-fold door leads through to the bathroom.

#### Bathroom 7' 6" x 5' 10" (2.28m x 1.78m)

Having a suite comprising a panelled jacuzzi bath with central mixer tap and having an electric shower unit above; close coupled WC and a wall mounted wash hand basin having a mixer tap and feature mirrored and tiled splashbacks. There is tiling around the bath, a Victorian column style radiator, chrome ladder style heated towel rail, recessed ceiling spotlights and an extractor fan. With an access point to an eaves storage space, an opaque UPVC double glazed window and a door gives access to the exterior garden.

### First Floor

#### Landing

Stairs rise from the dining room to the box landing which has a coved cornice to the ceiling and doors giving access to both bedrooms.

#### Master Bedroom 11' 10" x 11' 0" (max)(3.60m x 3.35m (max))

Having a UPVC and leaded double glazed window to the front elevation and a feature cast fireplace again for display purposes only. With exposed wood flooring and a storage area which gives access to the loft space which is boarded and has a Velux window and electric light.

#### Bedroom Two 11' 7" x 10' 9" (max) (3.53m x 3.27m (max))

Having coved cornice to the ceiling, UPVC double glazed and leaded window to the rear elevation and a cast feature fireplace with tiled hearth is for display purposes only. With a Victorian column style radiator and exposed wood flooring.

### Exterior

There is a pretty brick-walled forecourt with shale beds for ease of maintenance. A personal gate leads to the front entrance door. To the rear of the property there is a walled garden area which has shale beds for ease of maintenance, external water tap and a personal gate leading out to the rear. There is also a good sized brick store area with an opaque UPVC double glazed window.



### Directions

From our Stone office head south-east on Christchurch Way/A520. Turn right onto Crown Street/A520. Continue straight onto Newcastle Street/A520. Keep left to continue on Radford Street/A520. At the roundabout, take the second exit onto Lightwood Road/A5005. At the roundabout, take the first exit onto Trentham Road/A5035. Turn right onto Spring Garden Road. Turn left onto Cemetery View where the property will be identified by our for sale board.

### Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01785 814917.

### Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

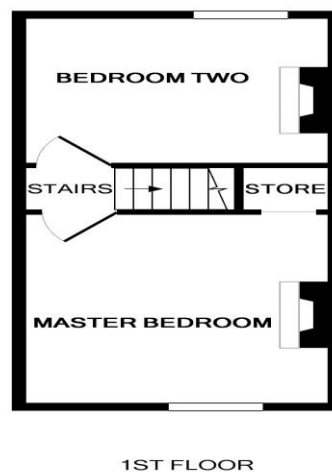
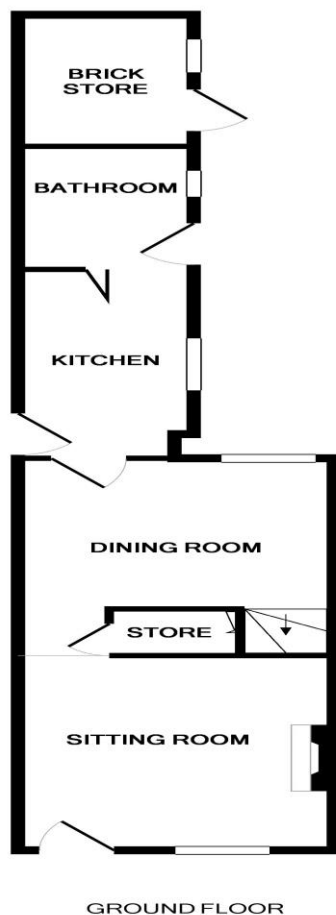
### Agents' Notes

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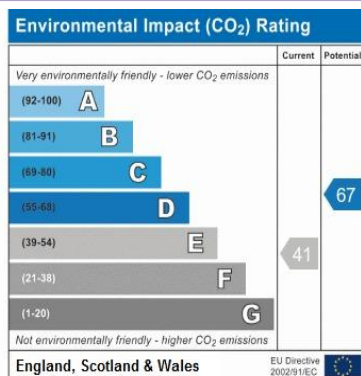
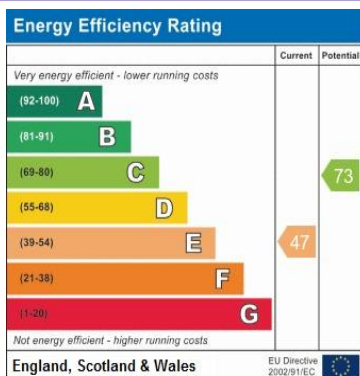
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