



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

2 BEDROOM END TERRACED FOR SALE - OFFERS IN EXCESS OF £95,000

ANCHOR ROAD, LONGTON, STOKE ON TRENT, STAFFORDSHIRE, ST3 5DX



### KEY FEATURES

• 2 BEDROOM END TERRACED PROPERTY • NO UPWARD CHAIN • NEW CARPETS AND NEWLY DECORATED • SPACIOUS LIVING ROOM • NEW KITCHEN/DINER • NEW FAMILY BATHROOM • 2 DOUBLE BEDROOMS • GAS CENTRAL HEATING & DOUBLE GLAZING

STONE

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## DESCRIPTION

Austin & Roe are pleased to offer For Sale this Two Bedroom End Terrace Property, close to local amenities and within easy reach of M6 and Motorway Network.

The property comprises a Lounge, Kitchen/Diner, Family Bathroom and Rear Entrance on the Ground Floor; on the First Floor is a small Landing and Two Double Bedrooms. The property benefits from Gas Central Heating and Double Glazing.

At the front of the property is on road parking. To the rear is a fully enclosed courtyard with some work still to do which has the potential to be a lovely area for alfresco dining and outdoor entertaining. Plenty of room for potted plants and baskets.

Council Tax Band A

You can view the virtual tour of this lovely property on our website, rightmove or the internet by typing the following link into your subject bar:

<https://my.360picture.uk/tour/231-anchor-road>

## GROUND FLOOR

**Living Room - 11' 10" x 11' 3" (3.63m x 3.43m)** The property is entered through a wood effect glazed uPVC door with transom window above into a welcoming Living Room. The decor is grey and white with a white dado and grey wall lights and a contemporary contrast wall covering to the chimney breast, a white ceiling with coved cornices and central light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator, a built-in shelf, storage cupboard which houses the meters and a new fitted grey carpet. There is a door into the Kitchen Diner.

**Kitchen/Diner - 12' 5" x 11' 3" (3.8m x 3.43m)** The Kitchen/Diner has white decor, with textured tiles to one wall and white ceramic tiled splash backs, a white ceiling with coved cornices and a pendant light fitting, a double glazed window to the side aspect and a double glazed internal window with obscured glass to the rear aspect, a wall mounted central heating radiator and porcelain floor tiles (a few missing). There is a selection of white wall and base units and wood effect counter top inset with a stainless steel sink, drainer and chrome single lever mixer tap, a gas hob with oven below and a cooker extractor hood above and space for a washing machine. The stairs rise from the Kitchen/Diner to the floor above and there is a door giving access to the bathroom and yard..

**Bathroom - 7' 3" x 4' 9" (2.21m x 1.47m)** The Family Bathroom benefits from white ceramic tiled having a black and grey mosaic border and black trim, a white ceiling with a central pendant light fitting, a double glazed obscured glass window to the rear aspect and an interior double glazed window with obscured glass to the kitchen and tiled effect flooring. The white bathroom suite comprises a panel bath, pedestal wash hand basin and a Low level close coupled WC with push button flush.

**Rear Entrance - 4' 9" x 3' 8" (1.47m x 1.13m)** The Rear Entrance has white decor, a white ceiling with central light fitting and a white uPVC door with opaque glass opening onto the rear yard area. There is currently no floor covering.

**Outside Area -** At the front of the property is space for on road parking, and an undercover alleyway for access to the rear. To the rear of the property is a fully enclosed courtyard area with the potential to make an area for alfresco dining and outdoor entertainment. There is plenty of room for a shed and a garden container.



## FIRST FLOOR

**Stairs & Landing - 2' 8" x 2' 7" (0.83m x 0.81m)** From the Kitchen/Diner, the stairs rise to a small Landing area with white decor, a white ceiling with central pendant light fitting and dark grey fitted carpet. There is a step up at each side to the two bedrooms.

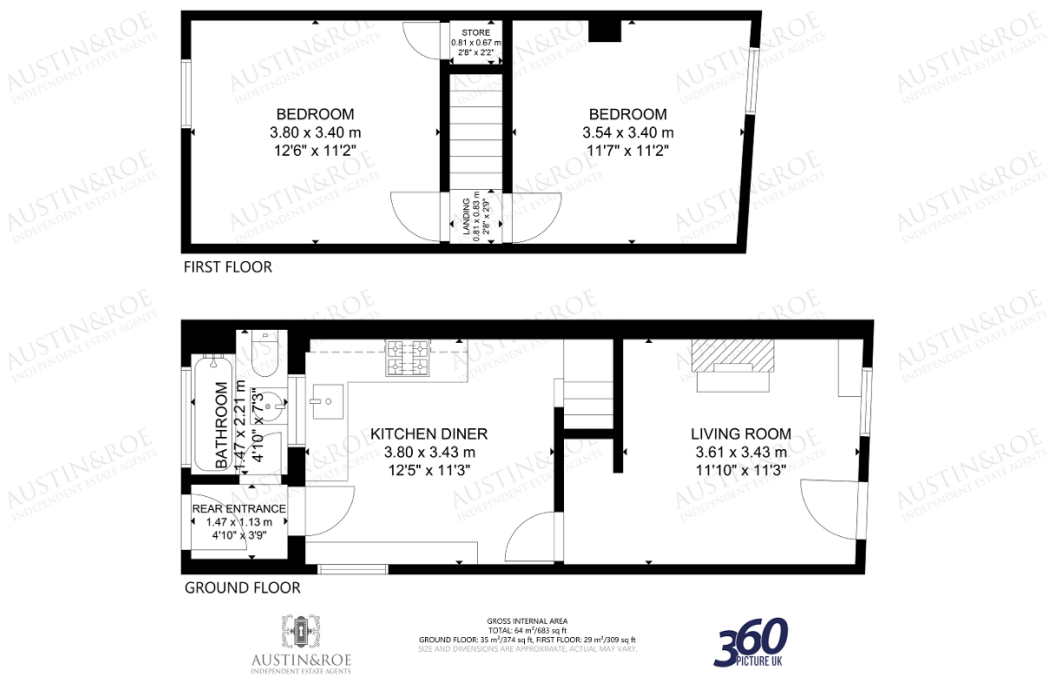
**Front Bedroom - 11' 7" x 11' 1" (3.54m x 3.4m)** The Front Double Bedroom has neutral decor, a white ceiling with coved cornice and central pendant light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator and new fitted carpet.

**Rear Bedroom - 12' 5" x 11' 1" (3.8m x 3.4m)** The Rear Double Bedroom has neutral decor, a white ceiling with coved cornice and central pendant light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator and new fitted carpet. There is a Built-in Storage Cupboard 0.81m x 0.67m (2'-8" x 2'-2").





FLOORPLANS



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

