

## Property Particulars

### Arkholme Drive, Longton.



- **Immaculate Detached Family Home In Excellent Location**
- **Stunning Family Room & Kitchen**
- **Converted Garage As Utility & Home Office**
- **Lots Of Driveway Parking & Front Garden**
- **Three Bedrooms**
- **Spacious Lounge**
- **Private Sunny Rear Garden**
- **Gas Central Heating**

**Offers in Excess of £300,000**

A stunning and immaculately presented detached family home, set in the most sought after location of Longton. This spacious and stylish property has three good size bedrooms, a modern three piece bathroom suite a spacious lounge room and an outstanding kitchen open plan family room. There is a private sunny rear garden, with wall attachments for a contemporary 'sale' to provide a rear shaded area. The kitchen is exceptionally well equipped with a fabulous central island unit, perfect for families and or entertaining as opens directly on to the rear garden. There is a spacious frontage and a very useful garage conversion currently utilised as a utility room and home office. Lots of driveway parking and within walking distance to the village centre with all its excellent local amenities, services and main road connectivity. Viewing is essential and strictly by appointment only.

### **Entrance Hallway -**

Entering via a double glazed external front door. Radiator, uPVC double glazed window to the side and spindled staircase to the first floor with storage cupboard under.

### **Lounge - 14' 0" x 11' 3" (4.26m x 3.43m)**

With uPVC double glazed bay window to the front, wall mounted feature electric fire, radiator and laminate flooring. Double oak doors with glass panels leading to-



### **Open Plan Kitchen/Living/Dining - 17' 5" x 16' 8" (5.30m x 5.08m)**

What can only be described as the rear hub of the family home is this amazing open plan family living kitchen which offers you an abundance of space to dine and relax. The kitchen is fitted with an extensive range of matching wall and base units with contrasting high gloss laminate worksurfaces. Built in twin ovens, induction hob and a wooden feature mantel above with extractor beneath. Central large island with sink unit having a mixer tap over which has instant hot water. Integrated dishwasher and space for an American style fridge/freezer. Inset spotlights to the ceiling, radiator and addition vertical radiator, laminate flooring and double glazed window to the rear. uPVC double glazed external door to side and uPVC double glazed French doors to rear garden.



### **First Floor Landing -**

uPVC double glazed window to the side and loft access point.



**Bedroom One - 11' 4" x 10' 0" (3.45m x 3.05m)**

The master bedroom has a range of fitted wardrobes to one wall, uPVC double glazed window to the front and radiator.



**Bedroom Two - 11' 5" x 9' 11" (3.48m x 3.02m)**

Another good size double with uPVC double glazed window to the rear and radiator.

**Bedroom Three - 8' 3" x 7' 5" (2.51m x 2.26m)**

With a built in double wardrobe over the bulkhead of the stairway, uPVC double glazed window to the front and radiator



**Family Bathroom -**

A lovely modern white family bathroom suite comprising: Roca P Shaped panelled bath with mains shower over and shower screen, Roca wash hand basin set in vanity unit with illuminated mirror above and low suite W.C. Chrome ladder towel radiator, water resistant elevations and opaque uPVC double glazed window to the rear.



**Converted Garage -**

This versatile room could be used as a home office or gym or could however be converted back to the garage easily as the front door still remains in place. There is space/plumbing for laundry appliances and a double glazed external rear door.

**Outside -**

To the front there is a block paved driveway providing off road parking and a lawned area with flowerbed borders. The rear garden benefits from a high degree of privacy and is laid to paving.



**Disclaimer –**

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing –** Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property –** If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**