

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



269 Lightwood Road, Longton, Stoke-On-Trent, ST3 4JW

£245,000

- Popular Location!
- Two Reception Rooms
- Ready To Move Into
- Parking for Up to Four Vehicles
- Three Bedrooms
- Extensively Modernised Throughout
- Sliding Gated Block-Paved Driveway
- The Adjoining Property Is Also Available For Purchase

BEAUTIFULLY PRESENTED AND READY TO MOVE INTO!

A fantastic opportunity to purchase this beautifully presented three-bedroom semi-detached home, situated on the ever-popular Lightwood Road close to the junction with Chaplin Road. Extensively modernised and freshly redecorated throughout, this is a home that's ready for its next owners to move straight into.

The well-planned accommodation comprises an entrance hall, two spacious reception rooms, a modern fitted kitchen, three well-proportioned bedrooms and a contemporary family bathroom. The property has also benefited from replastering, rewiring, UPVC double glazing and a Baxi gas combi central heating system.

To the front is an impressive block-paved driveway with a sliding gate providing secure off-road parking for up to four vehicles, whilst to the rear is a fully enclosed, low-maintenance garden with a large paved patio and artificial lawn.

Offered for sale with no onward chain, this is a home that simply needs to be viewed to be fully appreciated and further opportunity exists to purchase the adjoining property, which is also under the same ownership.

Early viewing is highly recommended. For more information or to arrange a viewing, please contact us.



GROUND FLOOR

ENTRANCE HALL

UPVC double glazed front door and window. Grey laminate flooring. Radiator. Walk in under stairs storage cupboard. UPVC double glazed window.

SITTING ROOM

14'6 into bay x 10'9 (4.42m into bay x 3.28m)

Grey laminate flooring. Radiator. UPVC double glazed bay window.

LIVING ROOM

13'5 x 10'9 (4.09m x 3.28m)

Grey laminate flooring. Radiator. UPVC double glazed double doors leading out onto the garden.

KITCHEN

17'9 x 6'10 (5.41m x 2.08m)

Grey laminate flooring. Range of wall cupboards and base units with a high gloss finish and integrated gas hob, stainless steel cooker hood and under oven. Plumbing for washing machine. Two UPVC double glazed windows and UPVC double glazed rear door. Part tiled walls.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. UPVC double glazed window. Cupboard containing the Baxi gas combi boiler.

BEDROOM ONE

14'11 into bay x 10'10 (4.55m into bay x 3.30m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM TWO

13'6 x 10'10 (4.11m x 3.30m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

9'1 x 6'3 (2.77m x 1.91m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

6'2 x 5'5 (1.88m x 1.65m)

Tile effect laminate flooring. Tiled walls. White suite featuring a panelled bath with rain head shower and screen over, side mixer taps, pedestal wash basin and low level wc. Stainless steel centrally heated towel rail radiator. Fitted mirror. UPVC double glazed windows to the front and side of the room. Spotlights. Access to the loft.

OUTSIDE

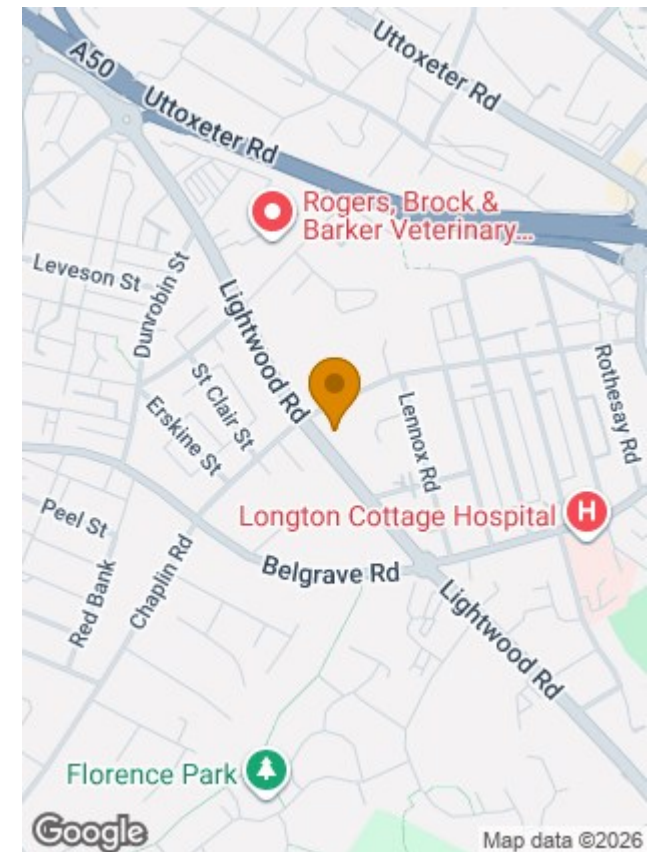
There is a four car block paved driveway with a substantial gate and wall to the front of the property.

To the rear there is a fully enclosed garden with a large paved patio, artificial grass area and a cold water tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

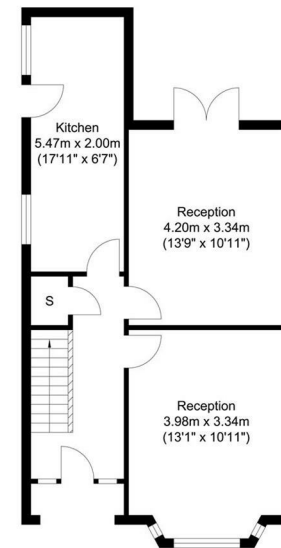
Council Tax Band - C

EPC - C

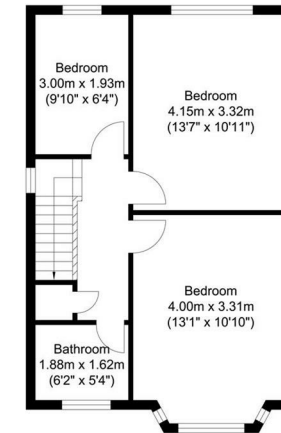


PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



Ground Floor



First Floor

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

AusterberryTM
the best move you'll make