

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



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

£240,000

- Three Generous Bedrooms
- Two Separate Reception Rooms
- Modern Bathroom + Separate First-Floor WC
- Gated Parking For Up To Four Cars
- Extensively Modernised Throughout
- Low-Maintenance Rear Garden
- Adjoining Property Separately Available
- Popular Location

THREE GENEROUS BEDROOMS • TWO RECEPTION ROOMS
• BATHROOM + SEPARATE WC • GATED PARKING FOR UP TO FOUR CARS
• ADJOINING PROPERTY ALSO AVAILABLE

An extensively modernised three-bedroom semi-detached family home offering generous accommodation throughout.

The ground floor comprises two separate reception rooms and a modern kitchen. The front reception room features a bay window, while the rear reception room has patio doors opening directly onto the garden.

Upstairs are three well-proportioned bedrooms, all benefiting from fitted wardrobes. The extended third bedroom offers generous space and is equally suited as a bedroom or home office. There is also a modern family bathroom plus separate WC.

The property benefits from UPVC double glazing, gas central heating and a Baxi combination boiler.

Outside, a substantial block-paved driveway provides off-road parking for up to four vehicles, with sliding metal driveway gates. To the rear is an enclosed, low-maintenance garden with patio and artificial lawn.

The adjoining property is also separately available for purchase, creating a rare opportunity to acquire two neighbouring homes, while both properties remain available individually.

Early viewing is strongly recommended.



GROUND FLOOR

PORCH

UPVC double glazed front door. Tiled floor.

HALLWAY

Timber internal front door. Tiled floor. Radiator. Store cupboard.

FRONT RECEPTION ROOM

14'05 into bay x 10'10 (4.39m into bay x 3.30m)
UPVC double glazed window. Laminate floor. Radiator.

REAR RECEPTION ROOM

13'06 x 10'10 (4.11m x 3.30m)
UPVC double glazed patio door into garden. Laminate floor. Radiator.

KITCHEN

17'08 x 6'11 (5.38m x 2.11m)
Two UPVC double glazed window and rear door. Tiled floor. Radiator. Range of base units and wall cupboards with Integrated electric oven, gas hob and extractor. Baxi combi boiler.

FIRST FLOOR

LANDING

UPVC double glazed window. Fitted stair and landing carpet. Radiator. Store cupboard.

BEDROOM ONE

15'0 in to bay x 8'11 to wardrobe face (4.57m in to bay x 2.72m to wardrobe face)
UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobes.

BEDROOM TWO

13'06 x 8'11 to wardrobe face (4.11m x 2.72m to wardrobe face)
UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobe.

BEDROOM THREE

12'02 x 6'07 (3.71m x 2.01m)
UPVC double glazed window. Fitted carpet. Radiator. Fitted wardrobe.

BATHROOM

6'02 x 5'09 (1.88m x 1.75m)
Two UPVC double glazed windows. Vinyl floor. Radiator. Bath with overhead shower, W/C and wash basin. Tiled walls. Access to the loft.

W/C

UPVC double glazed window. Vinyl floor. Radiator. W/c.

OUTSIDE

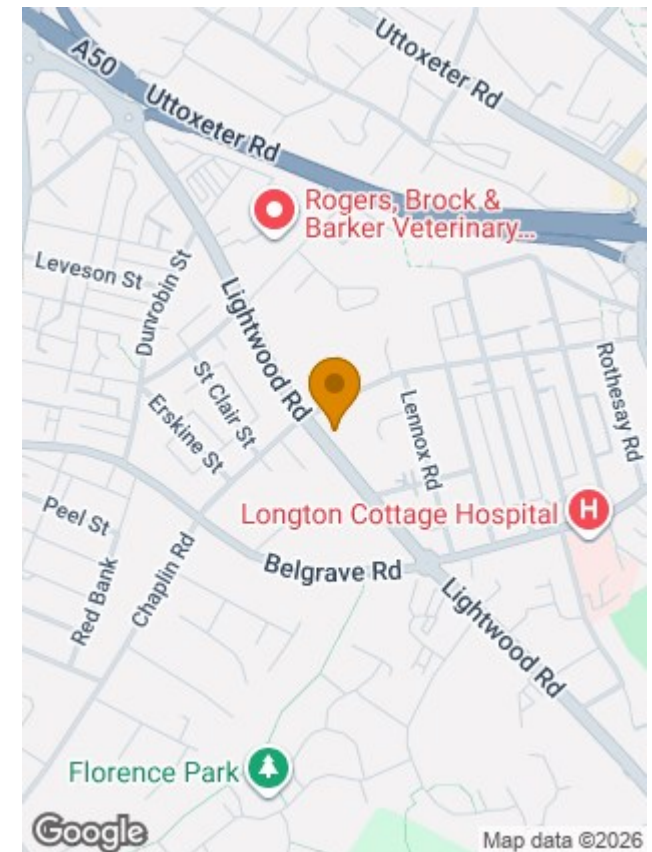
To the rear of the property there is a patio area and artificial lawn.

At the front there is a large block paved driveway.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(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

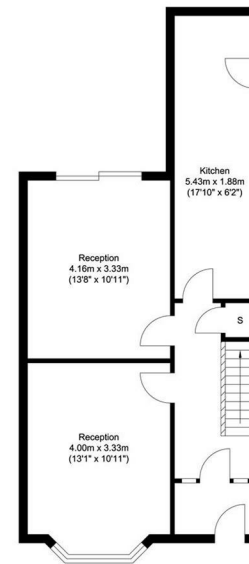
Council Tax Band - C

EPC - C

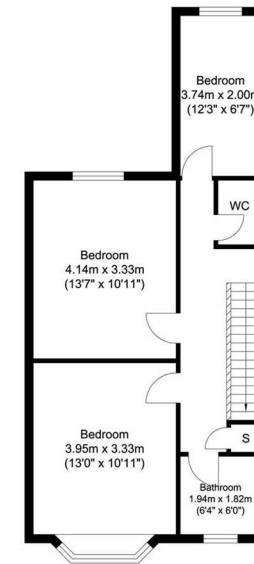


PLEASE NOTE

- * 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

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