

# Austerberry<sup>TM</sup>

the best move you'll make

Estate Agents

Letting and Management Specialists



15 Queensmead Road, Lightwood, Stoke-On-Trent, ST3 7DB

£200,000



- Three Bed Semi-Detached
- Modern Kitchen Area
- Large Detached Garage
- UPVC Double Glazing
- Ground Floor Extension
- Separate Dining Area
- Off Road Parking
- Combi Boiler

A three bedroom semi detached house with ground floor extension!

Nestled in the popular residential area of Meir, this well-presented three-bedroom semi-detached home offers a fantastic opportunity for families or first-time buyers seeking versatility and potential.

The property benefits from a ground floor extension, creating a spacious and modern kitchen area – ideal for everyday family living and entertaining.

The layout flows well, with a welcoming entrance hall, generous living room, and a separate dining area.

Upstairs, you'll find three good-sized bedrooms and a well-appointed family bathroom which also provides a separate shower!

One of the standout features of this home is the large garage, currently used as a gym, with a separate workshop area to the rear – perfect for hobbyists, home businesses, or additional storage.

Externally, the property boasts a private rear garden and off-road parking to the front.

See our online virtual tour and for more information please contact us.





## ENTRANCE HALL

UPVC double glazed front door. Tiled floor. Radiator. Access to the stairs.

## LIVING ROOM

14'01 max x 14'01 max (4.29m max x 4.29m max)

UPVC double glazed window. Laminate flooring. Vertical radiator. Multi fuel burner with feature surround.

## REAR RECEPTION ROOM

11'05 x 9'0 (3.48m x 2.74m)

Tiled floor. Radiator.

## REAR HALL

Tiled floor. Storage area.

## W/C

5'07 x 4'08 (1.70m x 1.42m)

UPVC double glazed window. Tiled floor. Radiator. W/C. Wash basin. Worcester combi boiler.

## KITCHEN

15'11 x 6'11 (4.85m x 2.11m)

UPVC double glazed rear door and window. Tiled floor. Radiator. Stylish fitted kitchen with a range of wall cupboards and base units with ample worktop space. Integrated oven and grill, integrated electric hob with extractor fan. Low level spotlights.

## FIRST FLOOR

## LANDING

UPVC double glazed window. Fitted carpet. Radiator.

## BEDROOM ONE

12'06 x 10'03 (3.81m x 3.12m)

UPVC double glazed window. Fitted carpet. Radiator.

## BEDROOM TWO

10'11 x 10'03 (3.33m x 3.12m)

UPVC double glazed window. Fitted carpet. Fitted wardrobe.

## BEDROOM THREE

8'11 x 7'0 (2.72m x 2.13m)

UPVC double glazed window. Fitted carpet. Radiator. Fitted storage unit.

## BATHROOM

7'07 x 6'10 (2.31m x 2.08m)

UPVC double glazed window. Tile effect floor. Radiator. W/C, wash basin with vanity unit, bath tub, tiled shower enclosure. Fully tiled walls.

## OUTSIDE

To the rear of the property there is a crazy paved patio area. Timber shed. Car port.

At the front of the property there is a driveway for off road parking and manageable gardens.

## DETACHED GARAGE


24'0 x 9'03 approximate measurements (7.32m x 2.74m/0.91m approximate measurements )

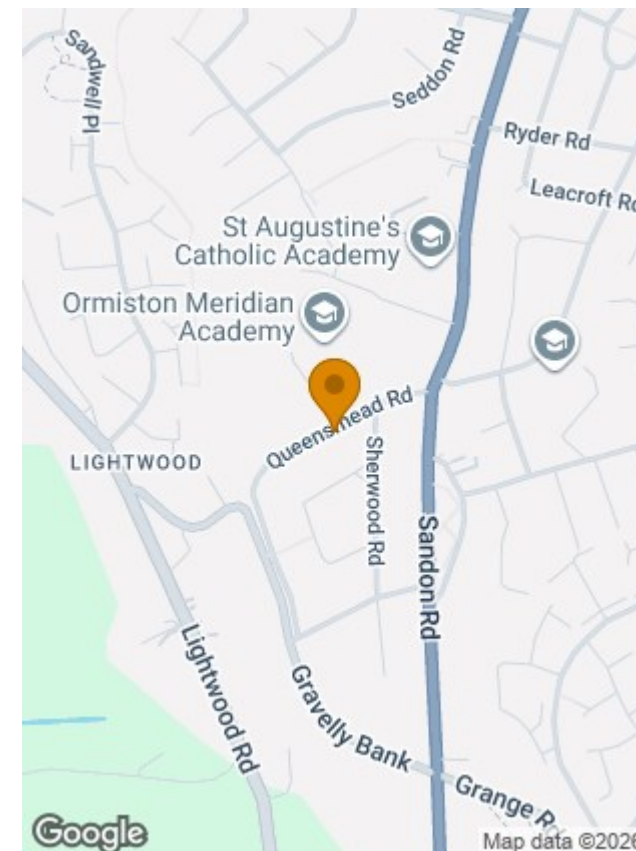
Brick garage utilised as a home gym with workshop to rear







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



### 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.

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

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