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Estate Agents

Letting and Management Specialists



497 Lightwood Road, Lightwood, Stoke-On-Trent, ST3 7EN

Offers In The Region Of

£430,000

- A Detached House With A Brick And Tile Annex
- Three Bedrooms + Shower Room and Bathroom
- Stunning Kitchen With Full Height Exposed Ceiling
- Two Reception Rooms
- Gas Central Heating Boiler
- Air Conditioning To the Outbuilding
- Extensive Parking Area
- Prime Lightwood Location

A UNIQUE DETACHED HOUSE WITH A SUBSTANTIAL BRICK AND TILE OUTBUILDING/ANNEX!

We are confident that this detached property on Lightwood Road really can be described as unique! The house is exceptionally well presented throughout, occupies a large plot and is set well back from Lightwood Road with an extensive parking area to the front and a detached single garage to the side/rear.

The property itself is well appointed but unusual. In addition to three first floor bedrooms complete with an en-suite shower room to the master bedroom, there is also a family bathroom on the ground floor as well as two reception rooms and a huge and absolutely stunning kitchen and dining area with an exposed timber ceiling and double doors opening into the garden.

If this were not enough, the property also features a detached brick and tile outbuilding which currently offers additional additional living accommodation consisting of a bed sitting room, kitchen sink and cloakroom with wc. It would also be eminently suitable for use as a home studio/office and does feature an air conditioning unit whilst the main property benefits from gas central heating throughout.

Properties of this caliber, in this location are rarely available and we will be delighted to arrange a viewing appointment for you!





GROUND FLOOR

ENTRANCE HALL
UPVC double glazed front door. Tiled floor.

SITTING ROOM
12'4 x 8'10 (3.76m x 2.69m)
Laminate flooring. Double radiator. UPVC double glazed window. Elegant illuminated shelving and matching cupboards.

LOUNGE
21'5 x 11'7 (6.53m x 3.53m)
Laminate flooring. Two double radiators. UPVC double glazed window to the front, side and rear of the room, all with fitted blinds. Antique style fireplace. Double doors leading into the kitchen.

UTILITY ROOM
8'4 x 6'10 (2.54m x 2.08m)
Tiled flooring. Radiator. Plumbing for washing machine and space for dryer. Wall cupboards. Walk in store room with space for a fridge freezer.

BATHROOM/WC
6'10 x 6'3 (2.08m x 1.91m)
Tiled flooring. White low level wc, circular basin and free standing roll top bath with side mixer taps and shower fitting. Part tiled walls. Extractor. Feature exposed timber ceiling with a double glazed velux type window.

STUNNING KITCHEN AND DINING ROOM
20'4 x 13'8 (6.20m x 4.17m)
Tiled flooring. Antique style radiator. Exposed timber room height ceiling with two velux type windows. Part tiled walls. Two UPVC double glazed windows and UPVC double glazed double doors leading out into the garden. Extensive range of wall cupboards and base units with a pale natural timber finish together with integrated gas hob, stainless steel cooker hood and eye level double oven. Central island unit featuring a circular sink, breakfast bar and Quartz work surfaces throughout the kitchen.

FIRST FLOOR

LANDING
Fitted stair and landing carpet.

BEDROOM ONE
14'6 into bay x 11'6 (4.42m into bay x 3.51m)
Fitted carpet. Double radiator. UPVC double glazed bay window with fitted blinds.

EN-SUITE SHOWER ROOM
6'9 x 4'6 (2.06m x 1.37m)
Tiled floor and walls. White low level wc, pedestal wash basin and walk in shower. Extractor. Spotlights.

BEDROOM TWO
12'6 x 11'11 (3.81m x 3.63m)
Fitted carpet. Double radiator. UPVC double glazed window. Walk in store/airing room with Vaillant central heating boiler and insulated hot water cylinder.

BEDROOM THREE
7'11 x 6'11 (2.41m x 2.11m)
Fitted carpet. Radiator. UPVC double glazed window with fitted blind.

OUTSIDE
The house is set well back from Lightwood Road with an extensive gravelled driveway and parking area together with a lawned garden.

There is a private rear garden with a patio area, lawn and external lighting, an outside tap and a power socket. There is also an...

IMPRESSIVE DETACHED BRICK AND TILE BUILDING
With potential to use as additional accommodation/ home office etc and comprising...

BED SITTING ROOM/STUDIO
18'0 x 14'5 (5.49m x 4.39m)
Laminate flooring. Spotlights. Three UPVC double glazed windows with fitted blinds. UPVC double glazed double doors with fitted blinds leading into the garden. Air conditioning unit.

KITCHEN
10'11 x 5'1 (3.33m x 1.55m)
Laminate flooring. Spotlights. UPVC double glazed window and external door. Single drainer sink unit.

CLOAKROOM
5'1 x 3'3 (1.55m x 0.99m)
White low level wc and wash basin. UPVC double glazed window.

DETACHED SINGLE GARAGE








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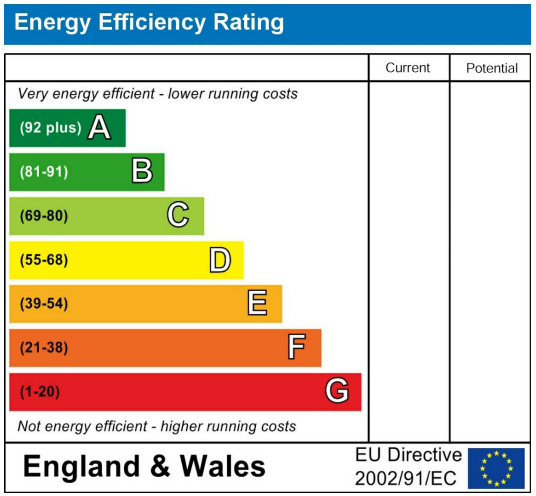
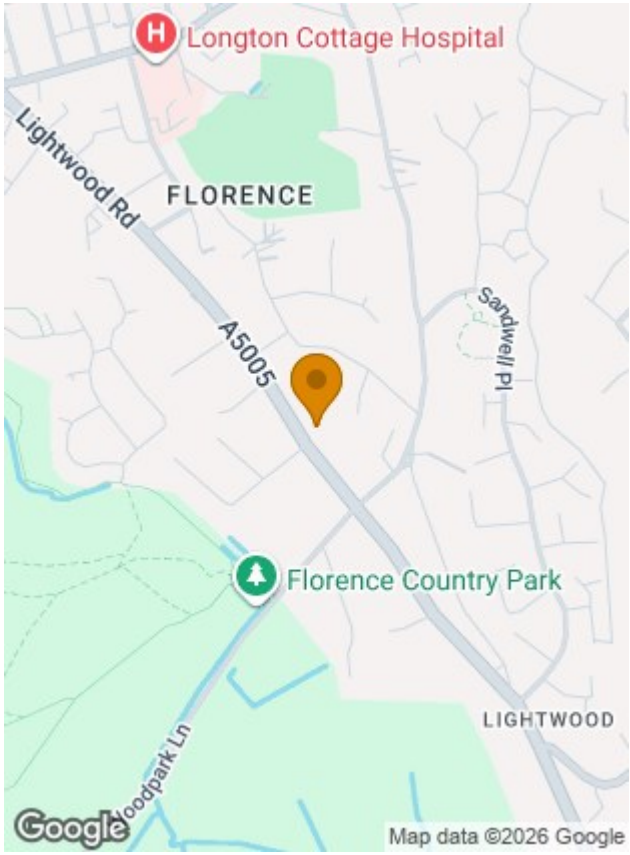

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Longton Cottage Hospital
Lightwood Rd
FLORENCE
A5005
Sandwell Pl
Florence Country Park
LIGHTWOOD
Woodpark Ln
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MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - D





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.

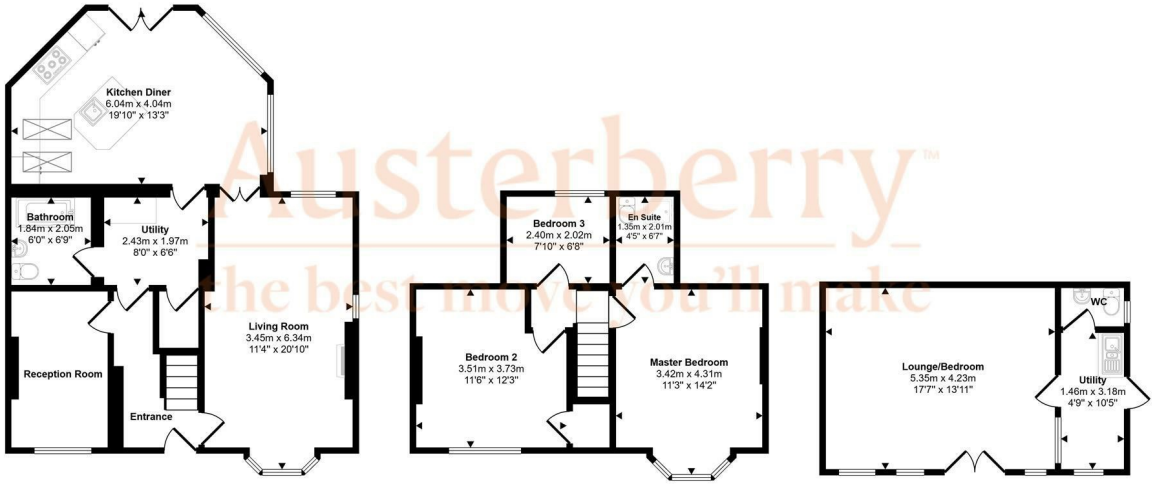
• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

• 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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (inc VAT) as a referral fee for legal services.

Approx Gross Internal Area
139 sq m / 1501 sq ft



Ground Floor
Approx 71 sq m / 759 sq ft

First Floor
Approx 39 sq m / 424 sq ft

Outbuilding
Approx 30 sq m / 319 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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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