



8 Sebring Avenue, Lightwood, Stoke-On-Trent, ST3 7ER

£180,000

- Detached Bungalow
- Bright & Airy Living Room
- Quiet Cul-De-Sac Location
- Modern Shower Room
- Two Double Bedrooms
- Dining Room
- Gas Central Heating
- Generous Plot

An attractive detached bungalow situated on a generous plot.

Nestled in a peaceful cul-de-sac, this spacious two-bedroom detached bungalow presents a fantastic opportunity to create your ideal home. The property boasts generous accommodation throughout, starting with a wide and welcoming entrance hall.

Both double bedrooms include integral wardrobes with sliding doors, offering practical storage solutions. The modern shower room is fitted with a white suite and a convenient walk-in shower. At the heart of the home, the bright and airy living room features a bay window to the front and folding glass doors leading into the dining area. The kitchen is functional and houses the gas central heating boiler.

Outside, the rear garden is a true highlight – a beautiful, private space with mature fruit trees, a greenhouse, and a brick and tile garage.

Available immediately with no onward chain, this property is a rare find in a sought-after location. Don't miss this opportunity to make it your own.

Contact us today to arrange your viewing!



## ENTRANCE PORCH

UPVC double glazed double doors.

## ENTRANCE HALL

Solid wood parquet style flooring. Radiator. Glass door into porch. Airing cupboard.

## LOUNGE

12'02 x 10'09 (3.71m x 3.28m)

Fitted carpet. UPVC double glazed bay window. Feature fireplace with gas fire. Radiator. Glass folding doors into the...

## DINING ROOM

11'11 x 8'10 (3.63m x 2.69m)

Fitted carpet. UPVC double glazed window. Radiator.

## KITCHEN

12'05 x 8'0 (3.78m x 2.44m)

Tiled floor and walls. Some wall cupboards and base units. Radiator. UPVC double glazed window and rear door. Cupboard/ Pantry with shelves & gas central heating boiler.

## BEDROOM ONE

12'0 x 9'04 (3.66m x 2.84m)

Fitted carpet. UPVC double glazed window. Radiator. Wardrobes with sliding mirrored doors.

## BEDROOM TWO

12'03 x 8'11 (3.73m x 2.72m)

Fitted carpet. UPVC double glazed window. Radiator. Wardrobes with sliding mirrored doors.

## SHOWER ROOM

8'06 max 5'02 x 5'07 (2.59m max 1.57m x 1.70m)

White suite with wc, wash basin and walk in shower. UPVC double glazed window. Radiator. Tiled floor.

## OUTSIDE

There is a raised patio area to the rear of the property with a lawn, path and mature fruit trees.

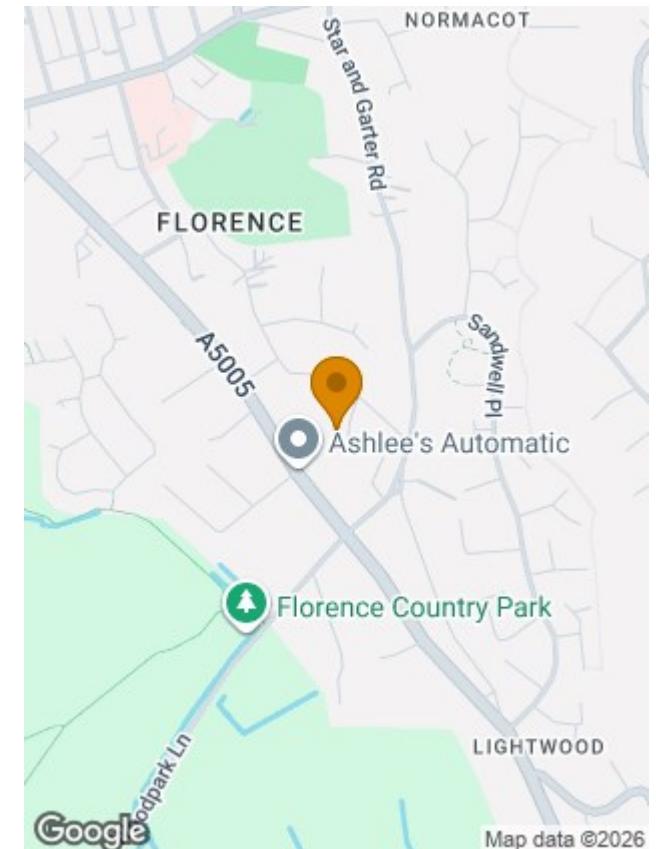
The front walled garden is lawned and a paved driveway leads to the...

## DETACHED BRICK AND TILE GARAGE





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



### 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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