Whittaker&Biggs Est. 1930
Rostons Group

Thornlea Greenway Bank, Light Oaks, Stoke-On-Trent, Staffordshire,

Offers In The Region Of £360,000

- Four bedroom semi detached home
- Two bathrooms
- Driveway
- Deceptively spacious and versatile layout
- Stunning views
- Large rear garden
- Three reception rooms
- Impressive plot

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Thornlea Greenway Bank, Stoke-On-Trent ST2 7LU

This deceptively spacious four bedroom semi detached family home is nestled on an impressive plot, having a substantial rear garden, driveway to the side and spectacular views of the city and beyond. The property boasts three reception rooms, two bathrooms and well equipped dining kitchen. You're welcomed into the property via hallway, with utility room off and built in storage. A bathroom is located in front, with corner bath, WC and pedestal wash hand basin. Located to the rear is the garden room, which has patio doors onto the rear garden and provides an excellent vantage point to enjoy the garden. The dining kitchen has a good range of fitted units to the base and eye level, Smeg electric oven and grill, electric hob, extractor, space and plumbing for a dishwasher, ceramic sink with mixer tap, space for a free standing fridge/freezer and ample room for a dining table and chairs. Then through to the sitting room, which incorporates a log burning stove which is situated within a fireplace, with granite style heath, with stairs to the first floor. Located to the front of the property is the living room, with access to the frontage and feature fireplace. To the first floor is the landing, which provides access to four bedrooms and the family bathroom. All bedrooms are of good proportions with bedroom three having a storage cupboard housing the gas fired central heating boiler. The white bathroom suite comprises of a panel bath with electric shower over, pedestal wash hand basin and WC. Both bedroom four and the bathroom have bay windows, providing stunning views of the surrounding countryside. Externally to the front is a walled boundary with gated access, patio area with a lawn to the side, again with walled boundary. To the side is a tarmacadam driveway, with in and out access, raised patio and to the rear a lawned garden with hedged boundary. A viewing is highly recommended to appreciate this homes stunning views, desirable location, versatile layout.

4 2 3 D

Council Tax Band: E

Hallway
Composite double glazed door with full length handle. and windows to the front elevation, built in storage.

Utility
Partly tiled, plumbing for washing machine, space for dryer.

Bathroom
8'2" x 7'4"
Corner bath with chrome mixer tap and shower attachment and pedestal wash hand basin, lower level WC, radiator, partly tiled.

Garden Room
14'8" x 8'6"
UPVC double glazed window to the side elevation, radiator, UPVC double glazed patio doors to the rear elevation.

Sitting Room
14'5" x 12'2"
Log burner with granite style hearth and wood mantle, two UPVC double glazed windows to the side elevation, radiator, staircase to the first floor.

Living Room
12'2" x 10'7"
Radiator, UPVC double glazed bay window to the front elevation, composite style door to the front elevation.

First Floor

Landing
Loft access, inset downlights.

Bedroom One
12'3" x 10'8"
UPVC double glazed window to the front elevation, radiator.

Bedroom Two
11'10" x 8'6"
UPVC double glazed window to the side elevation, radiator.

Bedroom Three
11'2" x 8'6"
UPVC double glazed window to the side elevation, radiator, built in shelving, cupboard housing Worcester gas fired boiler with shelving.

Bedroom Four
12'0" x 7'8"
UPVC double glazed window to the side elevation, radiator.

Bathroom
7'9" x 7'8"
Pedestal wash hand basin, lower level WC, panelled bath, chrome mixer tap with electric shower, partly tiled, radiator, UPVC double glazed bay window to the side elevation, shaver point.

Externally
To the front is walled boundary, paved area, gated access, access to the side which is lawned, walled with patio, outside water tap, tarmacadam driveway in

and out access, walled boundary. To the rear is patio, well stocked raised borders area laid to lawn, hedged boundaries, timber shed, greenhouses.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

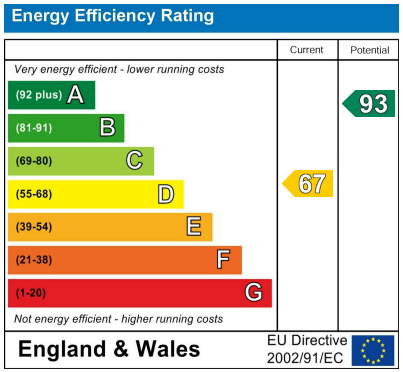
Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

E



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