

2 Jersey Crescent, Lightwood, Stoke-On-Trent, Staffordshire, ST3 4TJ

FOLLWELLS



- Modern Three Bedroom Detached House
- On Popular and Convenient Development
- Well Presented with Refitted Kitchen and Bathrooms
- Pleasant Plot Position and Enclosed Rear Garden

3 

2 

1 

Asking Price

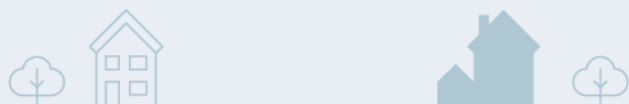
£250,000

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email@follwells.co.uk

01782 615530



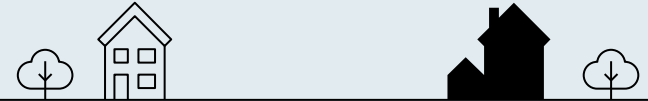


A well presented three bedroom detached house holding a pleasant plot position on the popular Florence Colliery Development, being nearby to local amenities with convenient access to the city and A50/500 commuter links.

The accommodation provides entrance hallway with wood flooring continuing through the majority of the ground floor and a turn staircase leads to the first floor. There is a cloakroom with half tiled walls and a refitted suite comprising of enclosed W.C. and table top wash hand basin with waterfall tap. The kitchen has a tiled floor and window overlooking the rear garden. There is a good range of replacement units and work surfaces have an integrated white enamel sink with hose mixer tap. There are further matching tall units with pull out larder store and central recess for an American fridge freezer. A spacious main reception room has double patio doors opening onto the rear garden and an under stairs store.

The landing area to the first floor has a large deep airing cupboard housing the central heating boiler. The main bathroom comprises of a replacement three piece suite with shower attachment over bath and half tiling to walls. There are three well proportioned bedrooms with the master bedroom having fitted hanging space and a replacement three piece en suite shower room which includes a flush floor walk-in shower cubicle with mains concealed rain drip shower/separate spray and corner table top wash hand basin with waterfall tap.





The property holds a pleasant plot position within the development which has an open plan lawn to front and double width tarmac driveway in front of an attached garage having up and over door, rear personal access door and light/power connection. There is a pleasant enclosed rear garden with patio area, lawn and shrub borders.



## IMPORTANT INFORMATION

Services - Mains Connected

Central Heating - Gas

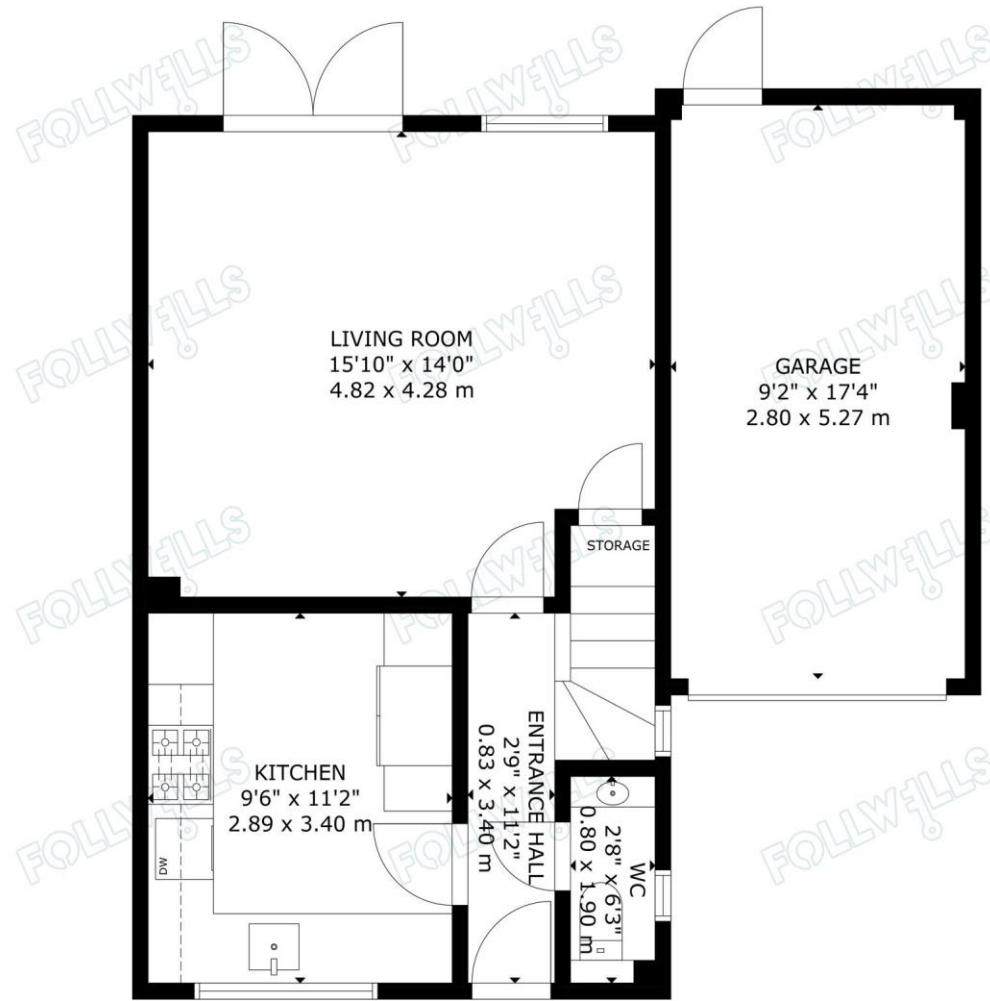
Glazing - uPVC

Tenure - Freehold

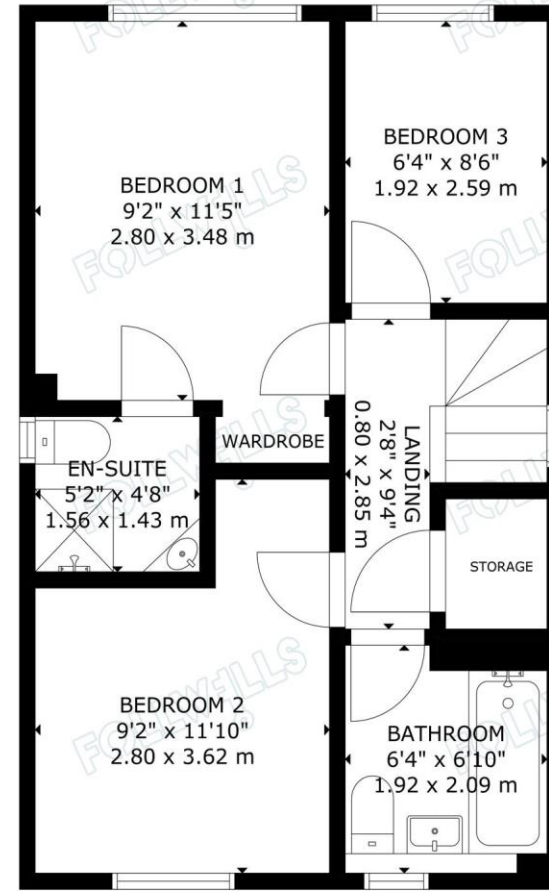
Council Tax Band 'C'

EPC Rating 'D'

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.



GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA  
TOTAL: 76 m<sup>2</sup>/816 sq ft  
GROUND FLOOR: 38 m<sup>2</sup>/406 sq ft, FIRST FLOOR: 38 m<sup>2</sup>/410 sq ft  
EXCLUDED AREAS: GARAGE: 15 m<sup>2</sup>/159 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

