

£380,000

Platinum Property  
Independent Estate Agents



Ryeland Close, Lightwood, ST3 4UD

01782 392211  
[sales@platinumpropertymam.co.uk](mailto:sales@platinumpropertymam.co.uk)

# Ryeland Close, Lightwood, ST3 4UD

## **\*\*QUIET CUL-DE-SAC LOCATION\*\***

This EXECUTIVE DETACHED property comprises of WELCOMING ENTRANCE HALL, FAMILY ROOM, LOUNGE with feature fireplace housing gas fire, double doors leading to the OPEN PLAN DINING KITCHEN having a comprehensive range of fitted wall, base & drawer units, Breakfast Bar, INTEGRATED APPLIANCES including eye level oven, eye level microwave, induction hob with extractor over, space provision for an American style fridge freezer, open archway leads to the ORANGERY having French doors giving access to the property exterior, UTILITY ROOM having matching fitted units, space provision & plumbing for appliances, WC with white suite. First floor accommodation comprises of FOUR GOOD SIZE BEDROOMS, with the main bedroom benefitting from a RECENT NEW EN-SUITE SHOWER ROOM with white suite, & three of the bedrooms benefitting from storage, MAIN BATHROOM has a bath with mains fed shower over, shower screen, white suite. Externally to the front of the property are gravel stone & slate borders, artificial lawn, established plants & shrubs, paved pathway, EV charging point & TARMACADAM DRIVEWAY providing parking for multiple vehicles & giving access to the DETACHED DOUBLE GARAGE benefitting from two manual up & over doors, power & lighting. Full height pedestrian gate gives access to REAR GARDEN being tiered & having paved patio area, decking areas, artificial lawn, gravel borders, established plants & shrubs, water tap. Easy access to commuter links, bus routes, amenities & highly regarded local schools. Meir Park amenities are only a short drive away as is the market town of Longton & its retail parks.

**\*\*GAS COMBI BOILER\*\*UPVC FASCIA & SOFFITS\*\***

### **ENTRANCE HALL**

15'10"(max) x 6'2"(max) (4.85m(max) x 1.88m(max))

### **FAMILY ROOM**

16'4"(max) x 7'10"(max) (5.00m(max) x 2.41m(max))

### **LOUNGE**

16'4"(max) x 10'7"(max) (5.00m(max) x 3.25m(max))

### **DINING KITCHEN**

20'1"(max) x 9'11"(max) (6.14m(max) x 3.04m(max))

### **ORANGERY**

9'10"(max) x 8'11"(max) (3.02m(max) x 2.72m(max))

### **UTILITY ROOM**

5'10"(max) x 5'4"(max) (1.78m(max) x 1.65m(max))

### **WC**

5'4"(max) x 3'11"(max) (1.65m(max) x 1.20m(max))

### **FIRST FLOOR ACCOMMODATION**

### **STAIRS & LANDING**

9'0"(max) x 3'4"(max) (2.76m(max) x 1.04m(max))

### **BEDROOM ONE**

15'7"(max) x 11'2"(max) (4.76m(max) x 3.41m(max))

### **EN-SUITE**

7'0"(max) x 5'10"(max) (2.15m(max) x 1.78m(max))

### **BEDROOM TWO**

14'7"(max) x 8'2"(max) (4.46m(max) x 2.50m(max))

### **BEDROOM THREE**

11'5"(max) x 7'5"(max) (3.48m(max) x 2.28m(max))

### **BEDROOM FOUR**

11'1"(max) x 8'1"(max) (3.39m(max) x 2.47m(max))

### **BATHROOM**

7'4"(max) x 5'6"(max) (2.26m(max) x 1.69m(max))

### **DETACHED DOUBLE GARAGE**

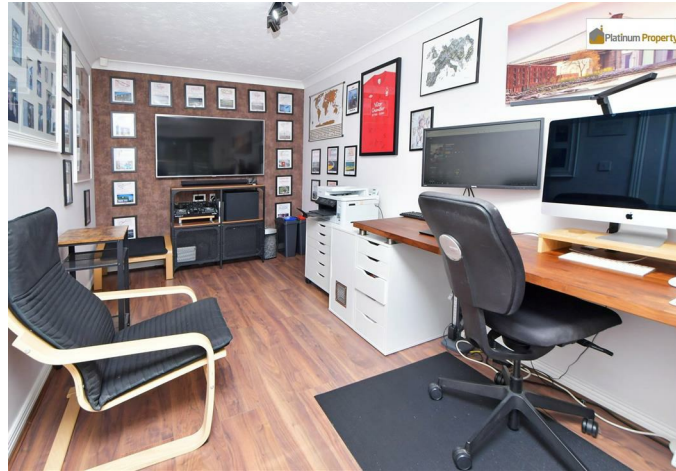
19'8"(max) x 19'8"(max) (6.00m(max) x 6.00m(max))

### **EXTERIOR**

- QUIET CUL-DE-SAC LOCATION
- EXECUTIVE DETACHED PROPERTY
  - THREE RECEPTION ROOMS
- MODERN OPEN PLAN DINING KITCHEN
- UTILITY ROOM & GROUND FLOOR WC
  - FOUR GOOD SIZE BEDROOMS
- RECENT NEW EN-SUITE SHOWER ROOM & MAIN BATHROOM
- DRIVEWAY & DETACHED DOUBLE GARAGE
  - FULLY ENCLOSED REAR GARDEN
  - GAS COMBI BOILER

**Platinum Property**  
**Independent Estate Agents**



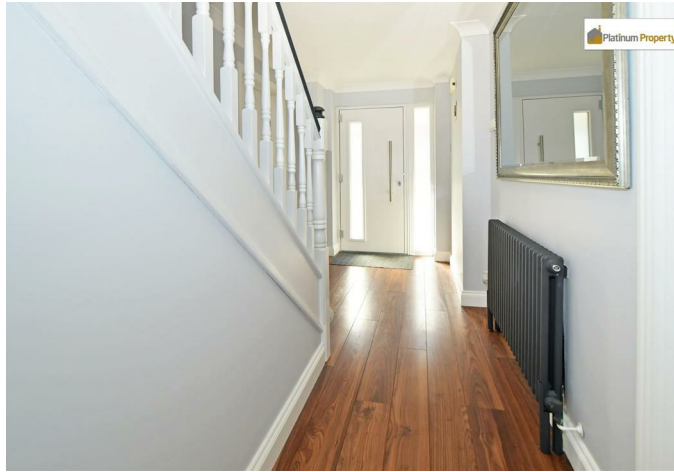


Platinum Property  
Independent Estate Agents





Platinum Property  
Independent Estate Agents



Platinum Property  
Independent Estate Agents





Platinum Property  
Independent Estate Agents





Platinum Property  
Independent Estate Agents





Platinum Property  
Independent Estate Agents



Floor Plans

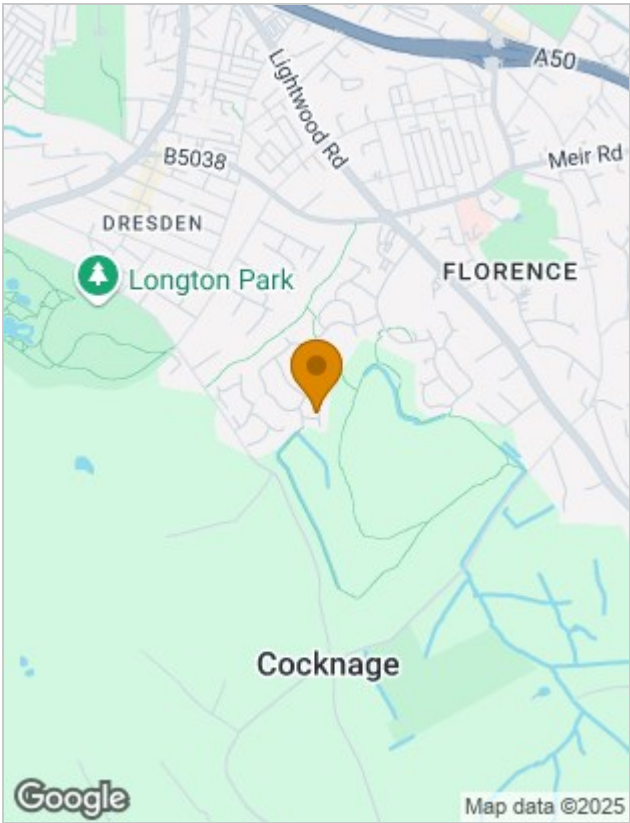


Ground Floor  
All measurements are approximate and for display purposes only

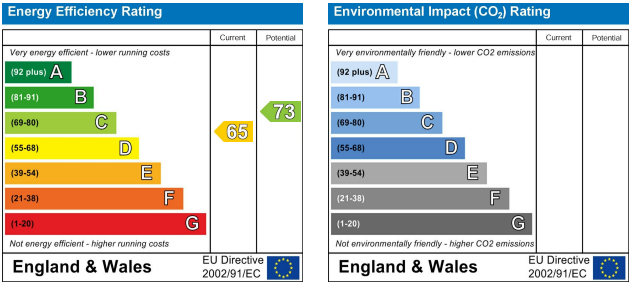


First Floor  
All measurements are approximate and for display purposes only

Location Map



Energy Performance Graph



Viewing

Please contact our Stoke-on-Trent Office on 01782 392211 if you wish to arrange a viewing appointment for this property or require further information.

422 Sandon Road, Meir Heath, Stoke-on-Trent, Staffordshire, ST3 7LH  
Tel: 01782 392211 Email: [sales@platinumpropertymam.co.uk](mailto:sales@platinumpropertymam.co.uk)  
Website: [www.platinumpropertymam.co.uk](http://www.platinumpropertymam.co.uk)

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.





## **AGENTS NOTES**

### **TENURE**

Freehold. We cannot comment on any other issues relating to the title or any other legal issues that may affect the property unless we have been made aware of any such matters. Purchasers are recommended to satisfy themselves as to the tenure via their solicitor/legal representative.

### **SALES PARTICULARS, MEASUREMENTS, PHOTOGRAPHS AND FLOOR PLANS**

Whilst every care has been taken, we advise that all measurements have been taken as a guide to prospective purchasers only, and whilst we try to ensure accuracy, these are approximate and not deemed precise. We endeavour to ensure that these sales particulars are accurate and reliable; however, we do advise that they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All photographs (which may have been taken with a nonstandard/wide-angle lens), measurements, floor plans and distances referred to are given as a guide only, to provide an overall impression of the accommodation of the property and should not be relied upon for the purchase of floor coverings, or any other furniture, fixtures or fittings.

### **FIXTURES & FITTINGS**

Nothing written in these sales particulars is intended to indicate that any fixtures or fittings, including floor coverings, curtains/blinds, fittings or furnishings, electrical goods (whether wired or not), gas/electric fires, light fittings, or any other item not mentioned, are included/form part of the property being offered for sale. It is through liaison and agreement between The Seller and The Purchaser that any such agreement be reached.

### **SERVICES**

None of the services, appliances, apparatus or where applicable, central heating systems or specific fittings or integrated appliances have been tested by The Agent. We are unable to comment on their serviceability and no guarantee as to their operating ability or efficiency is given, and no warranty is offered. With regards to any connected mains services, Purchasers are recommended to satisfy themselves of their suitability.

### **OFFER / PURCHASING PROCEDURE**

All offers should be made directly to the selling Agent. This is part of our agreement with The Seller, and should be submitted before contacting a bank, building society or solicitor/legal representative. Any delays whether intentional or not, may result in the property being sold to another person, and survey/legal and other fees may be unnecessarily incurred. We are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements.

### **FINANCE**

An experienced mortgage/financial adviser with access to a wide range of lenders/mortgages is available to discuss your mortgage requirements. We advise that we may receive referral fees from this recommendation.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP THE REPAYMENTS ON YOUR MORTGAGE OR OTHER LOAN SECURED ON IT.

### **REFERRALS**

We can recommend local solicitors/conveyancers. You are not obliged to use these services. We advise that we may receive referral fees from these recommendations.

### **SURVEYS**

We have not carried out a structural survey on the property. If you are considering purchase of a property, it is advised that you do instruct a surveyor.

### **VIEWING**

Strictly by appointment through:-

Platinum Property, 422 Sandon Road, Meir Heath, Stoke-on-Trent, ST3 7LH.

Telephone 01782 39 22 11.

### **NOTE TO PURCHASERS**

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

The copyright of all details, photographs, virtual tours and floorplans remain the possession of Platinum Property.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of any material taken from the website.