

**Tinsley
Garner**
independent property expertise



Ganymede, Woodpark Lane, Stoke-On-Trent, ST3 7EJ



Offers

£200,000

Around

A mature semi-detached house in a green and leafy location on the edge of Lightwood in a lovely position with open views to the front and rear. The house is smart and well presented, offering good size accommodation featuring two reception rooms, stylish modern kitchen which has been extended to the rear, separate utility and downstairs loo, two double bedrooms and a modern bathroom. Great outside space with gardens front and rear, off road parking for 2 cars and a detached garage. Ideally located within easy reach of local amenities and strolling distance to some very pretty countryside.



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<https://www.tgprop.co.uk>



Enclosed Porch

Fully enclosed glazed porch with upvc part glazed outer door. Tiled floor.

Entrance Hall

Reception area with tiled floor, stairs to the first floor landing. Radiator.

Lounge

Good size living room with bay window to the front of the house, chimney breast with period style stone effect fire place and electric fire. Wood effect flooring. Radiator & TV aerial connection. Opening through to the dining room.

Dining Room

Rear facing window overlooking the garden. Wood effect floor and chimney breast with feature fireplace. Radiator.

Inner hall / Utility

With work surface. Plumbing for washing machine and space for a dryer.

Cloakroom & WC

Kitchen

The kitchen features an extensive range of wall & base cupboards with modern wood effect cabinet doors and contrasting black granite effect work surfaces with inset sink unit. Fitted appliances comprise; ceramic electric hob with stainless steel extractor over, built-under electric oven. Space for an upright fridge/ freezer. Wood effect Floor. French doors to the rear opening to the garden.

Landing

Bedroom 1

Double bedroom with window to the front of the house. Radiator.

Bedroom 2

Double bedroom with window to the rear of the house. Radiator

Bathroom

Featuring a modern white suite comprising; P-shape bath with glass screen and shower over, pedestal basin & WC. Ceramic tile floor. Radiator.

Outside

The house occupies a large plot and enjoys open aspects to the front and rear with views over open countryside. Enclosed garden to the rear with patio area and lawn. Driveway parking with space for 2 cars.

General Information

Services; Mains gas, water, electricity & drainage. Gas central heating

Council Tax Band C

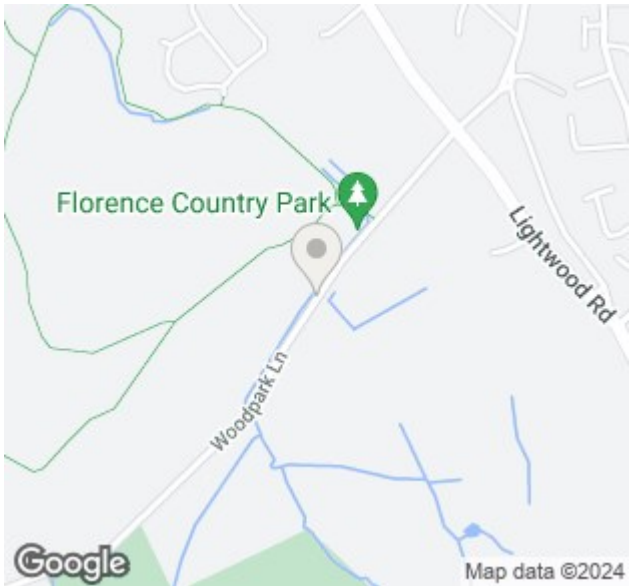
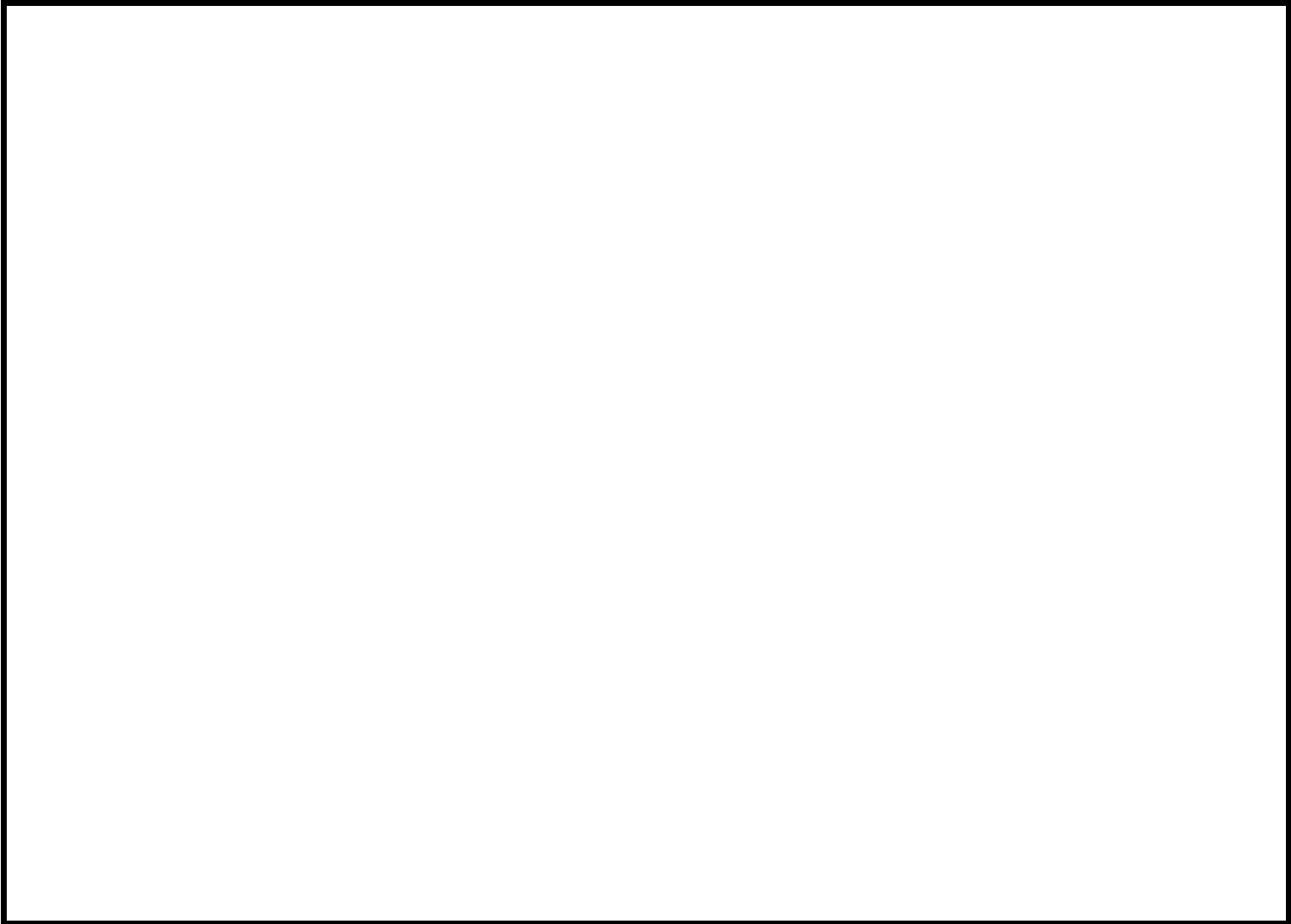
Tenure; Freehold

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	65	80

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		