



Jack Haye Lane, Light Oaks, ST2 7NG.  
OIEO £265,000

Whittaker <sup>Est. 1930</sup>  
& Biggs

# Jack Hays Lane, Light Oaks, ST2 7NG.

This beautifully presented three bedroom, semi-detached property is situated within a sought after residential area and boasts a large rear garden, luxury bathroom and is offered to the market with no upper chain!

You're welcomed into the property via the hallway which provides the staircase to the first floor with a useful under-stair storage cupboard.

The front reception room has a large bay window and a living flame gas fire with marble effect surround. There are two TV aerial points and twelve power sockets!

To the rear of the home is the breakfast kitchen which is a superb space and is equipped with a Stoves double oven, Stoves halogen ceramic hob and an extractor hood. Integral appliances include a Bosch dishwasher, tumble dryer and an under counter fridge and freezer.

Beyond the kitchen is the open plan second reception room which has great views of the rear garden through the double glazed French doors.

To the first floor are three bedrooms and a family bathroom. All three bedrooms are of good proportions with bedrooms one and two having a built in wardrobes with lighting.

Finished to an exceptional standard, the bathroom features an Indulgent Bathing, double ended bath, separate quadrant shower enclosure, low level WC and pedestal wash hand basin. The inset ceiling spotlights are dimmable to provide mood lighting.

The airing cupboard is situated in the bathroom and houses the Glow worm combi boiler.

The property benefits from a Hive heating system, combi boiler and an intruder alarm.

Externally to the front of the property is a shared driveway that leads to the garage and an area laid to gravel for extra parking.

The rear garden is mainly laid to lawn with a flagged patio area, mature hedges and electrics already installed.

Selling with NO UPPER CHAIN, a viewing is highly recommended to appreciate this home's quiet location, large rear garden and extended space.



## Ground Floor

### Hallway 13' 7" x 5' 9" (4.13m x 1.76m)

#### Max measurement

UPVC double glazed door to the frontage, 2 x side light  
UPVC double glazed windows to the frontage, radiator,  
stairs to the first floor, under stairs storage cupboard.

### Under Stairs Storage

Power and light.

### Reception One 18' 0" x 10' 11" (5.49m x 3.33m)

#### Max measurement

UPVC double glazed bay window to the frontage,  
radiator, living flame gas fire, marble effect hearth and  
surround, 2 x TV aerial points.

### Kitchen 14' 9" x 16' 3" (4.49m x 4.96m)

#### Max measurement

UPVC double glazed window to the side aspect, range of  
units to the base and eye level, stainless steel double sink  
and drainer, chrome mixer tap, Stoves halogen four ring  
ceramic hob, Stoves electric fan assisted double oven,  
extractor hood, integral Bosch dishwasher, integral  
tumble dryer, integral under counter fridge, integral  
under counter freezer, radiator, tiled floor, UPVC double  
glazed French doors to the rear.

### Reception two 10' 11" x 7' 3" (3.33m x 2.20m)

Radiator, TV aerial point, tiled floor.

## First Floor

**Landing** 9' 9" x 5' 10" (2.97m x 1.77m) Max measurement  
UPVC double glazed window to the side aspect, loft  
access.

### Bedroom One 10' 11" x 10' 9" (3.33m x 3.28m)

UPVC double glazed window to the frontage, radiator,  
built in wardrobes and vanity unit, wardrobe lighting.

### Bedroom Two 12' 4" x 10' 11" (3.77m x 3.33m)

UPVC double glazed window to the rear, radiator, built in  
wardrobes and drawers, wardrobe lighting.

### Bedroom Three 6' 7" x 5' 10" (2.01m x 1.78m)

### Bathroom 13' 5" x 7' 9" (4.10m x 2.35m)

#### Max measurement

UPVC double glazed window to the rear, Indulgent  
Bathing double ended bath, tiled surround, chrome  
mixer tap, low level WC, pedestal wash hand basin,  
chrome mixer tap, quadrant shower enclosure, chrome  
shower, chrome wall mounted taps, fully tiled, extractor  
fan, chrome ladder radiator, airing cupboard housing the  
Glow Worm combi boiler, dimmable inset ceiling  
spotlights.

### Loft

Partially boarded, pull down ladder.

### Externally

To the frontage, shared concrete drive, area laid to gravel  
with cobble stone edging. To the rear, garage, area laid  
to lawn, flagged patio, timber shed, hedge and fence  
boundary, timber shed, electrics.

### Garage

Power, light, up-and-over metal door, pedestrian door.

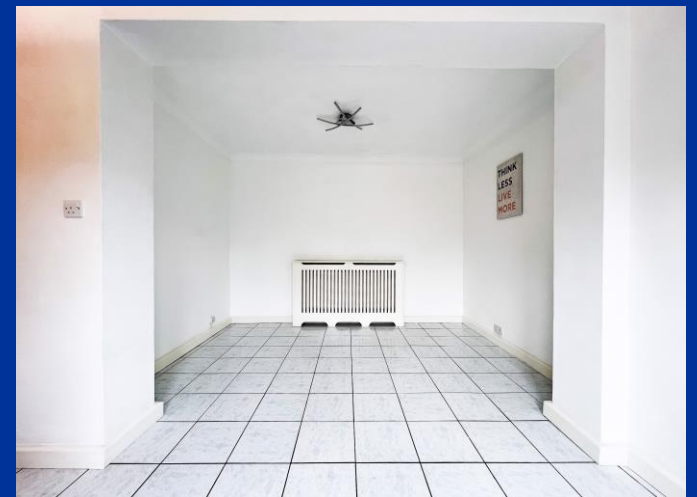


Note:

Council Tax Band: C

EPC Rating: D

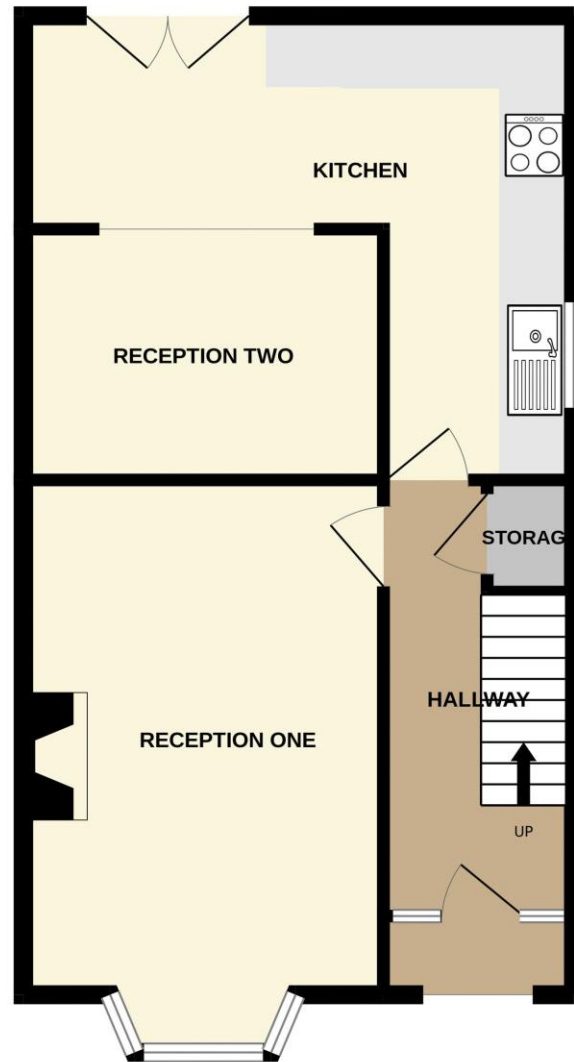
Tenure: Believed to be Freehold



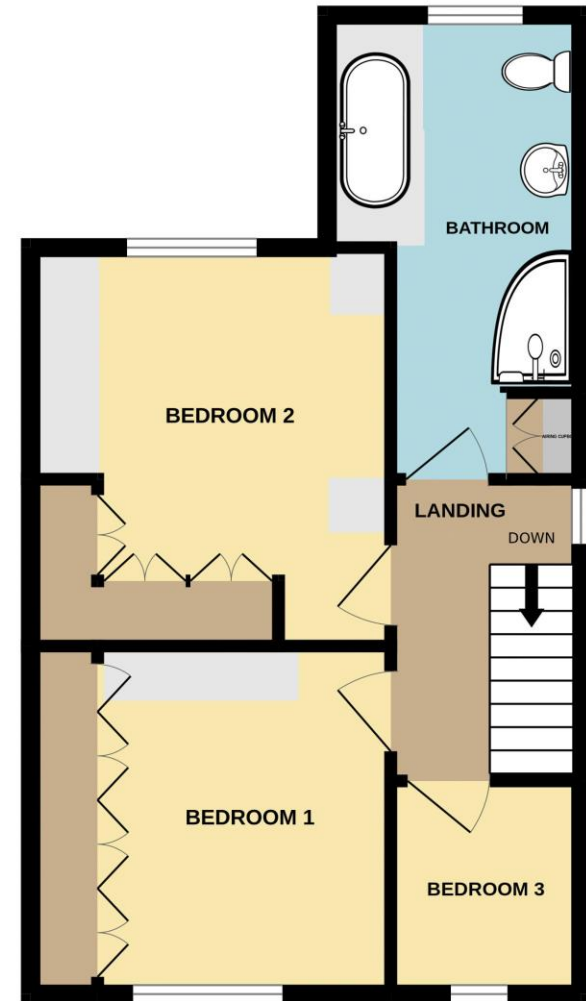




GROUND FLOOR



1ST FLOOR





## Directions

From our Derby Street Leek office proceed along Haywood Street and at the traffic lights continue into Broad Street follow this road and at the mini roundabout continue straight ahead into Newcastle Road continue along this road out of the town and pass through the villages of Longsdon and Endon and upon reaching Stockton Brook, prior to the petrol station on the left hand side turn left into Baddeley Green Lane continue along this road and at the traffic lights turn left into Bagnall Road, continue along this road taking the third turning right into Jack Hays Lane, follow the lane for a short distance where the property is situated on the left hand side identified by a Whittaker & Biggs For Sale sign.

## Situation

Ideally situated in a semi-rural location, although in the countryside, this property is only a short drive away from The Potteries, Motorway Network and the Staffordshire and Cheshire borders.

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