



Greenway Bank, Light Oaks, Stoke-On-Trent, ST2 7LU.  
Offers in the Region Of £425,000

Whittaker  
& Biggs

Est. 1930



# Greenway Bank, Light Oaks, 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 and plot size.

## Situation

An idyllic location offering stunning views over the surrounding towns and countryside, together with the Caldon Canal just a short distance away, which provides many countryside walks. Thornlea is just a short distance from Greenways Primary School. Pubs/restaurants such as Ego, Lockside and the Sportsman are all within close proximity. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.





### 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' 5" (2.49m x 2.26m) max measurements

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' 7" (4.48m x 2.61m)

UPVC double glazed window to the side elevation, radiator, UPVC double glazed patio doors to the rear elevation.

**Dining Kitchen** 13' 0" x 13' 0" (3.95m x 3.95m)

Range of fitted units to the base and eye level, Smeg electric grill/fan assisted oven, space for freestanding fridge/freezer, space for undercounter fridge, radiator, ceramic one and half bowl sink unit with chrome mixer tap, UPVC double glazed window to the side elevation, plumbing for dishwasher, Lemona four ring hob, extractor fan, partly tiled.

**Sitting Room** 14' 5" x 12' 3" (4.40m x 3.73m)

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' 3" x 10' 8" (3.73m x 3.25m)

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' 9" (3.74m x 3.27m)

UPVC double glazed window to the front elevation, radiator.

**Bedroom Two** 11' 11" x 8' 7" (3.63m x 2.61m)

UPVC double glazed window to the side elevation, radiator.

**Bedroom Three** 11' 3" x 8' 7" (3.42m x 2.61m)

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' 9" (3.67m x 2.36m)

UPVC double glazed window to the side elevation, radiator.

**Bathroom** 7' 9" x 7' 9" (2.37m x 2.36m) max measurements

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, tarmac 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.





Note:  
Council Tax Band: E

EPC Rating:

Tenure: believed to be Freehold



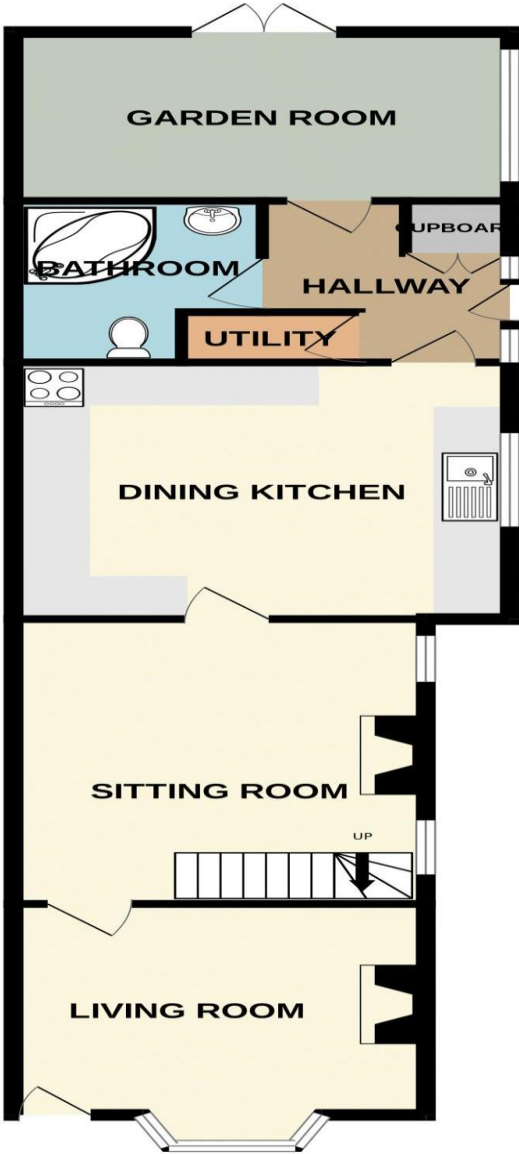








GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





## Directions

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