



## 8 Light Oaks Avenue, Light Oaks, Stoke-On-Trent, Offers In The Region Of £575,000

- Detached property
- Large rear garden with bar and summer house
- Southwest facing garden
- 4/5 bedrooms
- Driveway with parking for multiple vehicles
- Bar and summer house
- Extensively extended
- Beautifully presented throughout
- 2 Bathrooms



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.  
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## Directions

From our Derby Street, Leek, office proceed along Haywood Street, at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrisons supermarket continue straight ahead on to Newcastle Road. Follow this road passing out of the town and through the villages of Longsdon and Endon. Upon reaching Stockton Brook prior to the petrol station on the left hand side take the left turning into Baddeley Green Lane. Follow this

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

E

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	