

## 17 Trecastle Grove, Lightwood, Stoke-On-Trent, Staffs, ST3 7FR



**Freehold Offers in excess of £310,000**



**\*\* CHAIN FREE PROPERTY \*\* VIEWING ADVISED ! NEW PRICE FOR QUICK SALE ! \*\* Bob Gutteridge Estate Agents are delighted to bring to the market this beautifully presented and up to date modern day detached home situated in this ever popular Lightwood location. As you would expect this home offers the modern day comforts of Upvc double glazing along with combi central heating and in brief the accommodation comprises of entrance hall, bay fronted lounge, beautiful open plan fitted kitchen / dining room, utility room, downstairs WC and to the first floor are four generous bedrooms with three offering built in wardrobes plus a first floor bathroom and en-suite shower room. Externally the property offers off road parking for three of so vehicles to the front of the property along with a enclosed rear garden and an integral garage. Viewing Of This Home Is Highly Recommended !**

### **ENTRANCE HALL**

With Upvc double glazed frosted front access door with frosted glazed panel to side with inset Georgian pattern, pendant light fitting, battery and mains smoke alarm, modern vertical radiator, stairs to first floor landing and door to;

### **BAY FRONTED LOUNGE 4.29m + bay x 4.09m (14'1" + bay x 13'5")**

With Upvc double glazed bay window to front with inset Georgian pattern, coving to ceiling, two pendant light fittings, four wall light fittings, feature fireplace with inset gas fire, TV aerial connection point, Virgin Media connection point (Subject to usual transfer regulations), two panelled radiators, power points and part panelled part glazed French doors lead to;



## OPEN PLAN FITTED KITCHEN / DINING ROOM 5.97m x 2.90m (19'7" x 9'6")

With Upvc double glazed sliding patio door to rear, Upvc double glazed window to rear, eight spotlight fittings, heat detector, extractor fan, a range of base and wall mounted high gloss grey storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in woodblock effect with built in resin bowl and a half sink unit with mixer tap above, integrated four ring electric induction hob unit, integrated oven with grill above, space for American fridge/freezer, plumbing for dishwasher, ceramic splashback tiling, power points, oak effect laminate flooring, double panelled radiator, integral access to garage, door to understairs store and door leads off to;



## UTILITY ROOM 1.75m x 1.52m (5'9" x 5'0")

With Upvc double glazed frosted rear access door, Upvc double glazed window to side, pendant light fitting, base and wall mounted high gloss grey storage cupboards providing ample domestic cupboard space, round edge work surface in woodblock effect with built in stainless steel sink unit with chrome mixer tap above, ceramic splashback tiling, plumbing for automatic washing machine, space for condenser dryer, oak effect laminate flooring, double panelled radiator, power points and door to;



### **DOWNSTAIRS WC 1.55m x 1.07m (5'1" x 3'6")**

With Upvc double glazed frosted window to side, enclosed light fitting, a low level WC, corner sink unit with ceramic splashback tiling, double panelled radiator and oak effect laminate flooring.



### **FIRST FLOOR LANDING**

With pendant light fitting, battery and mains smoke alarm plus doors to rooms including;

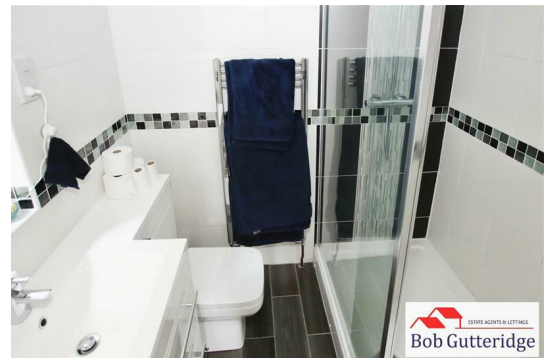
### **BEDROOM ONE (FRONT) 3.94m x 3.23m (12'11" x 10'7")**

With Upvc double glazed window to front with inset Georgian pattern, three lamp light fitting, two wall light fittings, panelled radiator, power points and sliding wardrobe doors reveal built in wardrobes providing ample domestic hanging space and storage space. Door to;



### **EN-SUITE SHOWER ROOM 1.91m x 1.47m (6'3" x 4'10")**

With Upvc double glazed frosted window to side, extractor fan, enclosed light fitting, a modern built in suite suite comprising of WC, vanity sink unit with chrome mixer tap above, walk in double shower enclosure with thermostatic direct flow shower, fully tiled in wall ceramics with decorative glass mosaic border tile, electric shaver socket, ceramic tiled flooring and towel radiator.





**BEDROOM TWO (FRONT) 3.23m into recess x 2.49m+recess (10'7" into recess x 8'2"+recess)**

With two Upvc double glazed windows to front with inset Georgian pattern, pendant light fitting, panelled radiator, power points and built in wardrobe providing ample domestic hanging space and storage space.



**BEDROOM THREE (REAR) 2.49m x 2.54m maximum (8'2" x 8'4" maximum )**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and built in wardrobe providing ample domestic hanging space and storage space.



**BEDROOM FOUR (REAR) 3.02m x 2.11m (9'11" x 6'11")**

With Upvc double glazed window to rear, pendant light fitting, panelled radiator and power points.



**FIRST FLOOR BATHROOM 1.91m x 1.60m (6'3" x 5'3")**

With Upvc double glazed frosted window to rear, enclosed light fitting, fully tiled in modern wall ceramics with decorative mosaic glass border tile, a built in suite comprising of WC, vanity sink unit with chrome mixer tap above, panelled bath unit with mixer tap and shower attachment, ceramic tiled flooring plus a chrome towel radiator.



## EXTERNALLY

### FORE GARDEN

With a full width brick paved driveway allowing for off road parking for three or so vehicles plus access off to;

### REAR GARDEN

Bounded by concrete post and timber fencing, paved area providing patio and sitting space, lawn section with stone chipping to borders and a garden timber shed.



### INTEGRAL GARAGE 5.05m x 2.44m (16'7" x 8'0")

With up and over door, fluorescent tube light fitting, electricity consumer unit, Ariston combination boiler providing the domestic hot water and central heating systems, ample external storage space and power points.

### COUNCIL TAX

Band 'D' amount payable to City of Stoke On Trent Council.

### Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

### MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

### NOTE

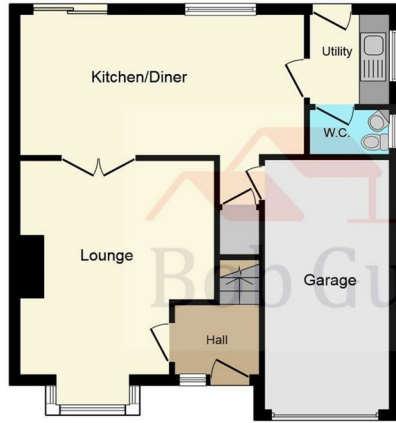
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

### SERVICES

Main services of gas, electricity, water and drainage are connected.

### VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

**HOURS OF OPENING**

Monday - Friday 9.00am - 5.30pm  
 Saturday 9.00am - 4.30pm  
 Sunday 2.00pm - 4.30pm

