

556 Lightwood Road, Lightwood, Stoke-On-Trent, Staffs, ST3 7EH



Freehold £189,950

**** NO VENDOR CHAIN AND PRICED FOR A QUICK SALE ! ** VIEWING RECOMMENDED ! **** Bob Gutteridge Estate Agents are pleased to welcome to the market this well presented traditional semi-detached home situated in this popular Lightwood location. As you would expect this property is enhanced with the benefits of Upvc double glazing along with gas central heating and in brief the accommodation comprises of entrance hall, spacious through lounge/dining room, fitted kitchen and to the first floor are three generous bedrooms along with a first floor fully tiled shower room. Externally this property is set on pleasant sized plot with ample off road parking for several vehicles along with a detached sectional garage. This home also offers gardens to front and rear. The location of this property is perfect for access to local shops, schools and amenities.

ENTRANCE HALL 3.96m x 1.96m (12'11" x 6'5")

With Upvc double glazed frosted front access door, double glazed frosted window to side, Upvc double glazed side access door, coving to ceiling, pendant light fitting, panelled radiator, stairs to first floor landing, modern grey wood effect flooring, door to built in under-stairs store and doors to rooms including;



THROUGH LOUNGE/DINING ROOM 7.11m x 3.25m (23'4" x 10'8")

With Upvc double glazed bay window to front, Upvc double glazed window to rear, coving to ceiling, two pendant light fittings, engineered oak laminate flooring, two panelled radiators, built in shelving and storage cupboards, power points, TV aerial connection point and open tiled fire inset with oak mantel shelf above.



FITTED KITCHEN 6.30m max x 2.08m (20'8" max x 6'10")

With Upvc double glazed windows to side and rear aspects, coving to ceiling, pendant light fitting, a range of base and wall mounted storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in bowl and a half stainless steel sink unit with mixer tap above, built in four ring gas hob unit with oven beneath and extractor hood above, plumbing for automatic washing machine, space for slimline dishwasher, space for condenser dryer, space for American fridge/freezer, ceramic tiled flooring, ceramic splashback tiling and power points.



FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, door to built in store housing a Intergas gas central heating boiler providing domestic hot water and central heating systems. Doors to rooms including;

BEDROOM ONE (REAR) 3.91m x 3.35m (12'10" x 11'0")

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



BEDROOM TWO (FRONT) 3.33m x 3.05m (10'11" x 10'0")

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



BEDROOM THREE (FRONT) 2.36m x 2.06m (7'9" x 6'9")

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



FIRST FLOOR SHOWER ROOM 2.62m x 1.68m (8'7" x 5'6")

With Upvc double glazed frosted window to side, spotlight fitting, modern chrome towel radiator, fully tiled in modern grey wall ceramics, a white suite comprising low level WC, vanity sink unit with chrome mixer tap above, walk in double shower enclosure with thermostatic direct flow shower and modern grey wood effect flooring and built in storage cupboard.



EXTERNALLY

FORE GARDEN

Bounded by garden brick walls along with concrete post and timber fencing, a tarmac driveway provides ample off road parking for several vehicles, lawn section to frontage with shrubs and plants to borders and access off to;



REAR GARDEN

Bounded by mature hedges to borders along with concrete post and timber fencing, paved area providing ample domestic patio and sitting space, lawn section with mature shrubs and plants to borders, access to external store and access to a detached sectional garage.



COUNCIL TAX

Band 'C' amount payable to Stoke on Trent City 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.

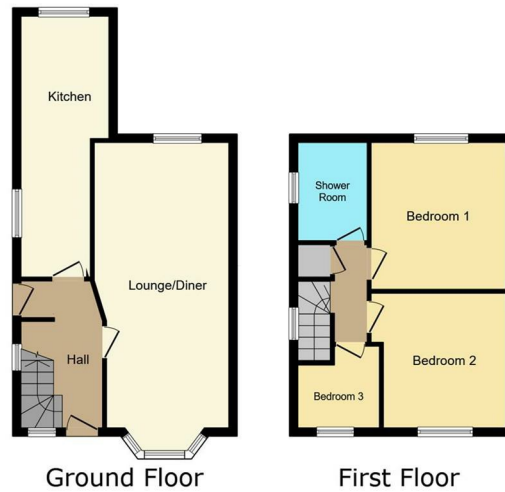
SERVICES

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.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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

