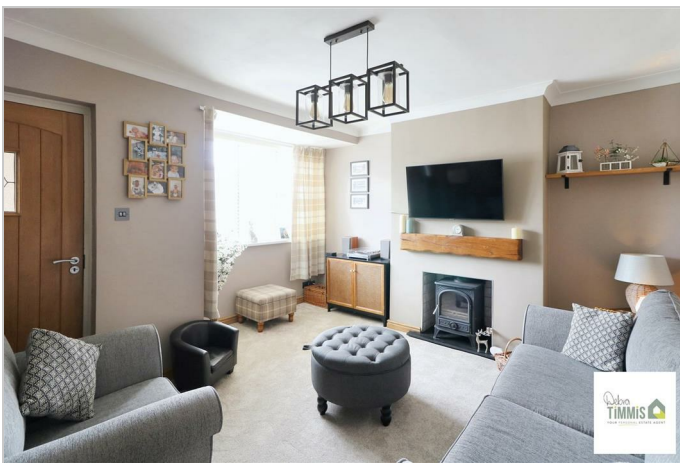


Fowlers Lane Light Oaks Stoke-On-Trent ST2 7NB



Offers In The Region Of £210,000

Fowlers Lane, Light Oaks, Stoke-On-Trent, ST2 7NB

Looking for SOMETHING SPECIAL then stop look and read -
This TWO BEDROOM lovely property could offer all you need -
A WOOD BURNING FIRE for those cold winter nights -
A LOVELY FAMILY KITCHEN which really will delight -
If you love to be in the garden, then this is for you -
not only is it a CHARMING it also has A VIEW -
So do not hesitate do not delay -
call DEBRA TIMMIS ESTATE AGENTS to view today.

Welcome to this charming semi-detached house located on Fowlers Lane in the picturesque area of Light Oaks, Stoke-On-Trent. This property boasts a cosy lounge, perfect for relaxing after a long day, and a re-fitted kitchen that is sure to inspire your inner chef. With two bedrooms, there is plenty of space for a small family or for guests to stay over. The modern bathroom adds a touch of luxury to this lovely home, making everyday routines a pleasure.

One of the standout features of this property is the stunning views it offers. Imagine waking up to beautiful scenery every morning and enjoying peaceful evenings watching the sunset from the comfort of your own home. Convenience is key with off-road parking, ensuring you never have to worry about finding a space after a long day out. Situated in a sought-after location, this house provides not just a home, but a lifestyle.

Don't miss the opportunity to make this house your own and experience the best of what living in Light Oaks has to offer. Book a viewing today and step into your future home!

ENTRANCE PORCH

Stylish composite door to the front aspect. Double glazed windows.

LOUNGE

13'4 x 12'0 into bay (4.06m x 3.66m into bay)
Double glazed box window to the front aspect.
Chimney breast with hearth housing log burner.
Radiator.

INNER HALLWAY

Double glazed window to the side aspect. Stairs off to the first floor. Radiator.

BREAKFAST KITCHEN

13'1" narrowing to 5'4" x 18'0" (l-shaped) (3.99m narrowing to 1.63m x 5.51m (l-shaped))
Arguably the most significant room in any home this chic and sophisticated kitchen will not disappoint. Well presented fitted kitchen with a range of

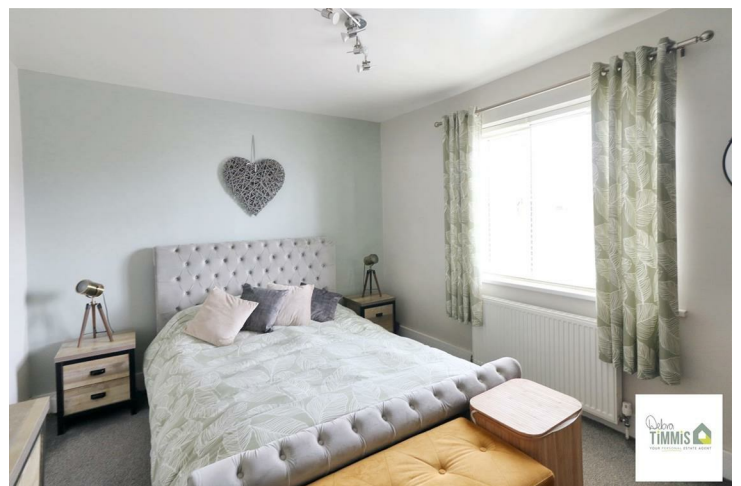
contemporary wall and base units, integrated appliances include fridge/freezer and dishwasher. Space for range style cook. One and a half sink with single drainer, mixer tap. Part tiled splash backs. Plumbing for automatic washing machine. Fitted breakfast table. Panelled feature radiator. Three double glazed windows. Upvc door to the side aspect. Useful storage cupboard.



LANDING

BEDROOM ONE

10'5 x 13'4 (3.18m x 4.06m)
Double glazed window. Radiator.



BEDROOM TWO

9'8" x 10'2" (2.95m x 3.10m)

Double glazed window. Radiator. Useful loft with ladder, currently being used as office space however there are no building regulations.

BATHROOM

5'8" x 5'5" (1.73 x 1.67)

Modern suite comprises panelled bath with shower/body jets, vanity wash hand basin and low level WC. Part tiled walls. Double glazed window. Airing cupboard.



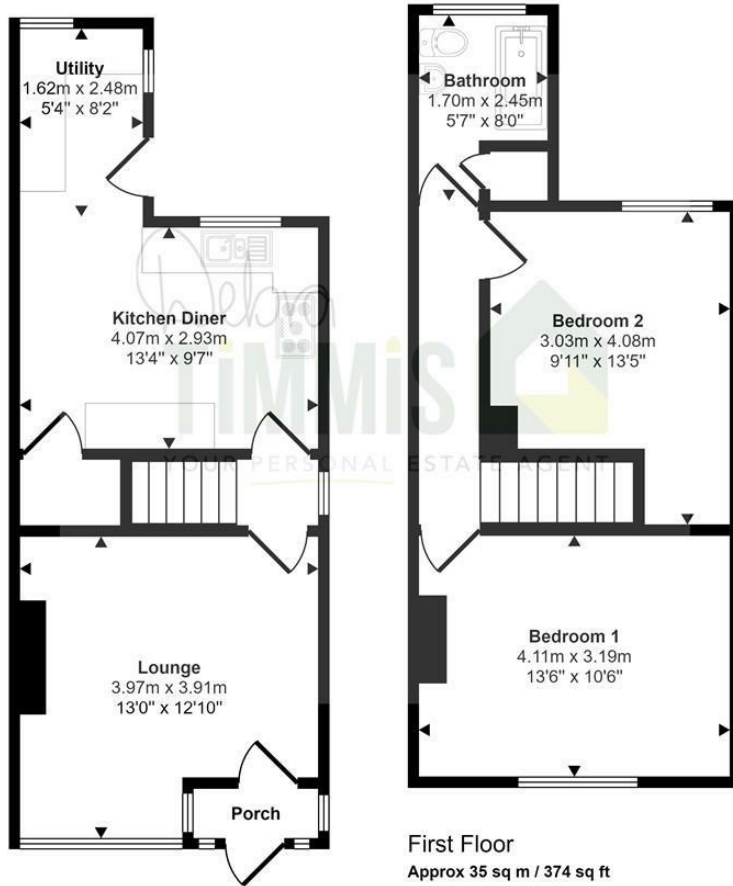
Low maintenance frontage providing ample off road parking. Gate access to the enclosed rear garden. Stunning rear garden with patio seating areas, artificial lawn gardens. Planted feature shrub bed.



EXTERNAL



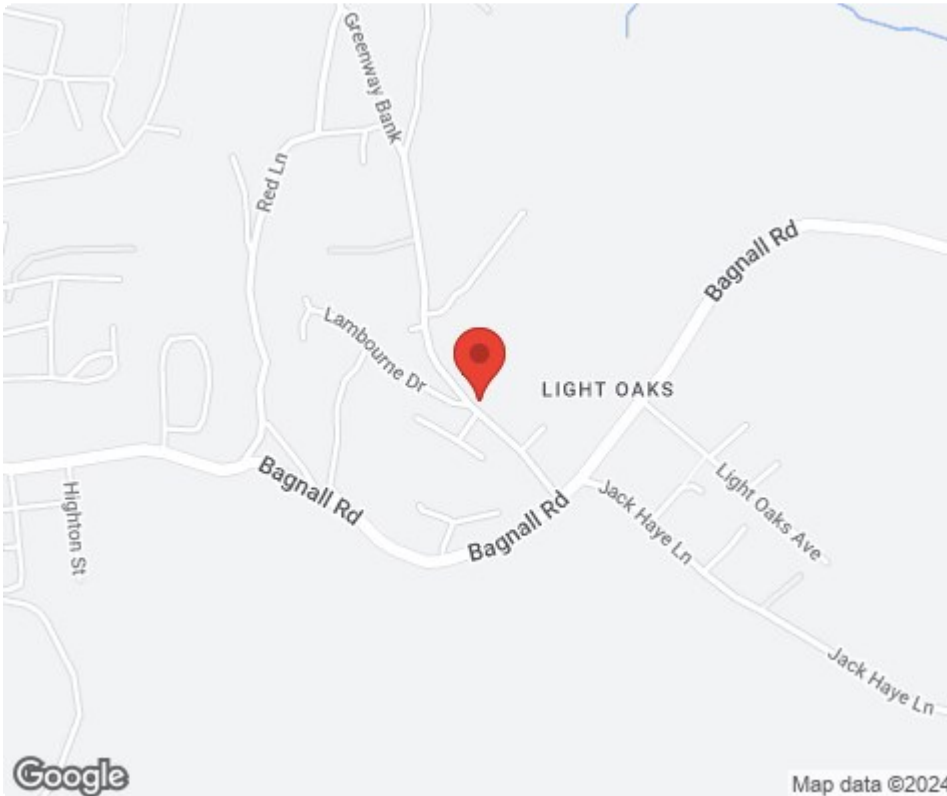
Approx Gross Internal Area
71 sq m / 764 sq ft



Ground Floor
Approx 36 sq m / 391 sq ft

First Floor
Approx 35 sq m / 374 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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