



ESTATE AGENTS

... the key to a successful move



Trecastle Grove, Lightwood, Stoke-On-Trent, ST3 7FR

£265,000

* THREE BEDROOM DETACHED HOUSE * GREAT LOCATION

* PERFECT FOR THE GROWING FAMILY

* BEAUTIFULLY PRESENTED

* DRIVEWAY PARKING * INTEGRAL GARAGE

* VIEWING A MUST

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Trecastle Grove, Lightwood, Stoke-On-Trent,

DESCRIPTION

What a superb opportunity to purchase this excellent three bedroom detached family home, perfect for the growing family. Located in a quiet area of Lightwood, it has plenty of amenities, such as parks, schools, shops, and excellent road links.

As you enter the property, just off the entrance hall there is a lounge/diner with patio doors to the rear of the dining area leading on to the garden. There is a modern kitchen with breakfast area leading to the utility through an open-plan archway. Off the utility is a cloakroom with W.C & basin.

To the first floor, there are three bedrooms, the Master bedroom at the front of the property contains fitted wardrobes leading on to a modern ensuite, to the rear the second bedroom also has fitted wardrobes, there is a third bedroom and a modern family bathroom also to the rear.

To the front, there is a driveway providing ample parking, an integral garage and to the rear is an enclosed mature rear garden with patio area.

ENTRANCE HALL

LOUNGE/DINER 27'6" x 11'5" (8.4m x 3.5m)

KITCHEN 9'2" x 9'2" (2.8m x 2.8m)

UTILITY 6'6" x 4'11" (2m x 1.5m)

CLOAKROOM 4'11" x 2'11" (1.5m x 0.9m)

MASTER BEDROOM 14'9" x 9'10" (4.5m x 3m)

ENSUITE 7'6" x 7'2" (2.3m x 2.2m)

BEDROOM TWO 11'5" x 8'2" (3.5m x 2.5m)

BEDROOM THREE 8'10" x 7'6" (2.7m x 2.3m)

BATHROOM 6'6" x 5'6" (2m x 1.7m)

EXTERNALLY



Trecastle Grove, Lightwood, Stoke-On-Trent,



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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