



# ESTATE AGENTS

*... the key to a successful move*



**Ingleborough Place, Light Oaks, Stoke-On-Trent, ST2 7PB**

**Offers in excess  
of £370,000**

\* SUPERB LOCATION

\* SPACIOUS ACCOMMODATION WITH THE POTENTIAL TO EXTEND (STPP)

\* GOOD SIZE PLOT \* LARGE DOUBLE GARAGE

\* EXCELLENT COMMUTER LINKS

\* OPPORTUNITY NOT TO BE MISSED

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

# Ingleborough Place, Light Oaks, Stoke-On-Trent, ST2 7PB

## ACCOMMODATION

### DESCRIPTION

Keys delighted to welcome to the market this deceptively spacious elevated Detached Bungalow occupying a generous plot in the popular and convenient location of Light Oaks, handily placed for Festival Retail Park, Hanley shopping centre and good commuter links via the A500/A50. With loads of garden space to front, side and rear and a home that is oozing with loads of potential for modernisation and the possibility for extending it is, the perfect project for a family upsizing and looking for their dream home. The generous well planned accommodation comprises; lounge, dining room, breakfast kitchen, conservatory, two bedrooms, family bathroom and a cloakroom. There is a drive providing off road parking and leading to an integral double garage. This is an opportunity not to be missed and viewing are highly recommended.

### LOUNGE 20'4" x 17'4" (6.2m x 5.3m)

Spacious lounge with coving to the ceiling, radiator, ceiling and wall light points, uPVC double glazed window with front aspect, uPVC french doors to outside, archway leads through to dining room



### DINING ROOM 10'2" x 9'10" (3.1m x 3m)

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed window



### BREAKFAST KITCHEN 17'8" x 10'2" (5.4m x 3.1m)

Fitted with range of wall and base units with co-ordinating worktops, built in eye level double oven, halogen hob and extractor, sink and drainer with mixer tap, plumbing for washing machine, spaces for appliances. Ceiling light point, radiator, part wall tiled, uPVC double glazed window, uPVC sliding doors leading into the conservatory.



### CONSERVATORY 15'1" x 9'6" (4.6m x 2.9m)

Ceramic tiled flooring, electric sockets, doors to rear garden area



### CLOAKS 6'2" x 3'3" (1.9m x 1m)

Fitted with a two piece cloakroom suite comprises low level wc and wall mounted wash hand basin. Ceiling light point, laminated flooring

### BEDROOM ONE 18'0" x 13'1" (5.5m x 4m)

Ceiling light point, radiator, uPVC double glazed window, uPVC door leading into the conservatory

# Ingleborough Place, Light Oaks, Stoke-On-Trent, ST2 7PB



## **BEDROOM TWO 13'1" x 12'1" (4m x 3.7m)**

Ceiling light point, radiator, uPVC double glazed window.

## **BATHROOM 9'10" x 8'10" (3m x 2.7m)**

Fitted with a four piece white suite comprises panelled bath, separate shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, fully wall tiled, uPVC double glazed window



## **OUTSIDE**

Mature gardens around the property which is currently overgrown. Drive providing ample off road parking, large double garage



## **GENERAL INFORMATION**

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422

### **Services**

We believe all are available.

### **Tenure**

Assumed to be freehold.

### **Council Tax Band**

E - Stoke on Trent

### **Offer Procedure**

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.


Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

# Ingleborough Place, Light Oaks, Stoke-On-Trent, ST2 7PB



## Energy Efficiency Rating

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

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT  
Written quotations of credit terms available on request. A life assurance policy may be required