



ESTATE AGENTS

... the key to a successful move



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

**Offers in excess
of £350,000**

* 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

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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 arange 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

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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

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Energy Efficiency Rating

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

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Written quotations of credit terms available on request. A life assurance policy may be required