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Estate Agents

Letting and Management Specialists



2 Acorn Rise, Lightwood, Stoke-On-Trent, ST3 7YP

Asking Price

£350,000

- Watch Our Online Video Tour!
- Three Bedrooms
- Huge Kitchen With Dining Area
- Double Garage & Resin Drive
- Corner Position
- A Unique And Distinctive Property
- En-Suite To Master Bedroom
- Delightful Lounge With Inglenook And Log Burner
- Low Maintenance

Set within an imaginatively landscaped and easy to maintain gardens on the corner of Lightwood Road and Acorn Rise and a most impressive property indeed!

This detached bungalow is significantly bigger than most and has some unusual and very special features. There are three bedrooms to include a master bedroom with an en-suite shower room and a most delightful lounge with Inglenook fireplace and log burner stove and a superb and very impressive kitchen and dining area with stunning full height gable and UPVC double glazed doors opening into the garden.

The property is approached by a wide resin driveway, it has an integral double garage with electrically operated up and over door, a separate utility room, heating from a gas fired combi boiler and is only a short distance away from the town centre and access to the A50 and A500.

See our online virtual tour and for more information call or e-mail us.



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GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Laminate flooring. Coat cupboard. Two radiators. Door into garage.

LOUNGE

20'0" into bay x 12'3" (6.10 into bay x 3.73)

Fitted carpet. Radiator. UPVC double glazed bay window. Inglenook fireplace with log burner stove.

BEDROOM THREE

13'0" x 7'7" (3.96 x 2.31)

New fitted carpet. Radiator. UPVC double glazed window. Fresh decoration.

MASTER BEDROOM

12'7" x 12'3" (3.84 x 3.73)

Fitted carpet. Radiator. UPVC double glazed window. Fitted dressing table unit. Range of fitted wardrobes with full height mirrored doors.

EN-SUITE SHOWER ROOM

5'2" x 5'0" (1.57 x 1.52)

Beautifully tiled floor. Tiled walls. White suite consisting of a low level wc, wash basin within a fitted unit and corner shower. Spotlights. Stainless steel centrally heated towel rail radiator.

BEDROOM TWO

10'11" x 8'6" (3.33 x 2.59)

Fitted carpet. Radiator. UPVC double glazed double doors leading out into the garden.

MODERN BATHROOM

6'3" x 5'3" (1.91 x 1.60)

Beautifully tiled floor and walls. White suite with low level wc, shaped wash basin and shaped bath with rain head shower and screen over. UPVC double glazed window with fitted roller blind. Spotlights. Stainless steel centrally heated towel rail radiator.

HUGE KITCHEN WITH DINING AND LIVING AREA

17'9" x 17'8" (5.41 x 5.38)

Tile effect laminate flooring. Part tiled walls. Really excellent range of wall cupboards and base units with an off white paint effect finish together with integrated gas hob, stainless steel cooker hood, double oven and microwave, fridge freezer, dishwasher, wine rack, concealed lighting and LED lighting. Radiator. Feature full height gable wall with UPVC double glazed windows. UPVC double glazed double doors leading out into the garden.

UTILITY ROOM

8'9" x 5'3" (2.67 x 1.60)

Flooring to match the kitchen. Wall cupboards and base units to match the kitchen together with single drainer stainless steel sink with mixer taps. Plumbing for washing machine. Radiator. UPVC double glazed window with fitted vertical blinds. Composite double glazed rear door.

OUTSIDE

The bungalow has an impressive and individual appearance. To the side and rear are enclosed gardens with large paved patio areas, attractive hard landscaping, lawn and outside tap and lighting and a very substantial shed/hobby room.

There is a very attractive and well stocked landscaped front garden.

The property stands on the corner of Lightwood Road and Acorn Rise and a wide resin drive leads to the...

INTEGRAL DOUBLE GARAGE

Electrically operated roller shutter door. Light and power. Worcester gas combi boiler.





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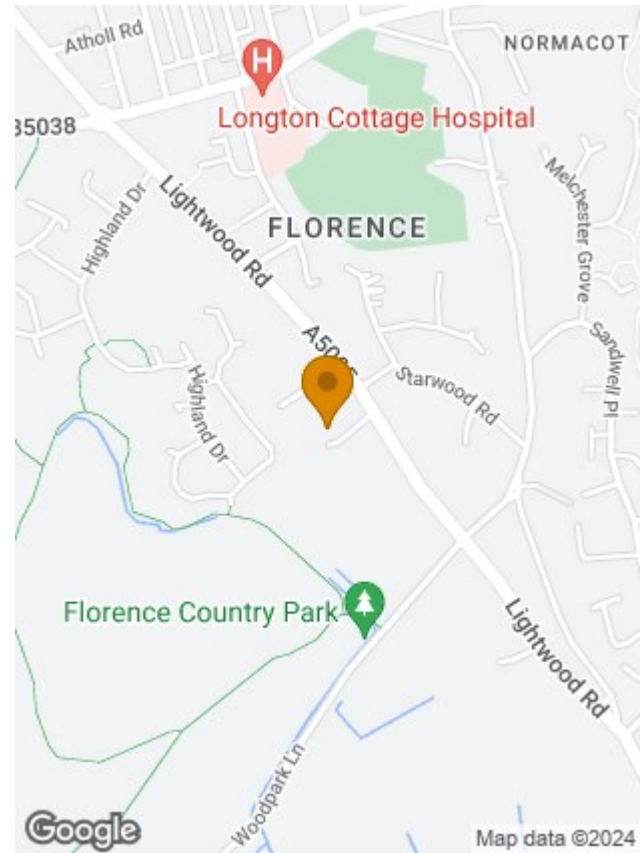


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



Google Map data ©2024

MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - D



PLEASE NOTE

* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.

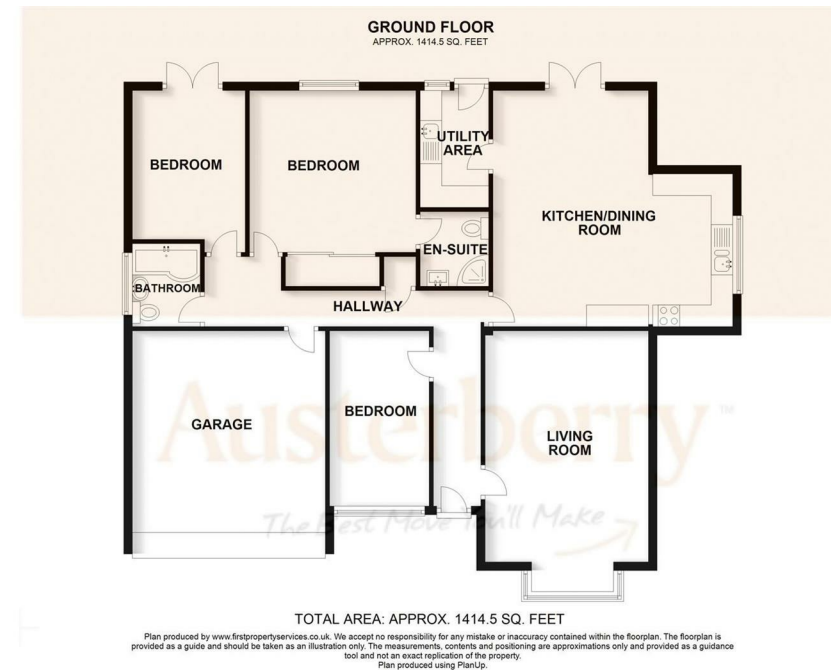
* Room sizes should not be relied upon for carpets and furnishings.

• Floor plans (where provided) are intended as a guide to layout only and are not to scale.

• We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

• Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.

• We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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