

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



3 Jersey Crescent, Lightwood, Stoke-On-Trent, ST3 4TJ

Offers Over

£330,000

- Watch Our Online Video Tour!
- En-Suite Shower Room
- Separate Dining Room
- Fully Fitted Modern Kitchen
- Four Bedrooms
- White Bathroom Suite
- Conservatory
- Garage

With a part rendered elevation and tarmac driveway this house on Jersey Crescent definitely makes a good first impression.

Two reception rooms, a conservatory and fully fitted modern kitchen with integrated appliances downstairs. Coupled with the practicality of a downstairs cloakroom, utility area and integral garage you have a plenty of useable spaces. Upstairs you will find four double bedrooms and a family bathroom with white suite. The master bedroom is exceptional both in size and features, including a large integral wardrobe and en suite shower room.

The property is equipped with UPVC double glazing throughout and has a combi boiler for gas central heating and hot water.

The garden is an enclosed landscaped area consisted of patio and lawn space. The sale also includes a large timber shed in the garden with electricity supply.

This is a rare opportunity at a competitive price so contact our sales team for more information.



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GROUND FLOOR

ENTRANCE HALL

Grey composite front door. Vinyl flooring. Radiator. Two storage cupboards.

CLOAKS/WC

Vinyl flooring. Radiator. Wash basin and wc.

LIVING ROOM

15'3" x 10'4" (4.65 x 3.15)

Fitted carpet. Radiator. Fire surround and gas fire. UPVC double glazed window.

DINING ROOM

11'0" x 8'7" (3.35 x 2.62)

Fitted carpet. Radiator. UPVC patio doors leading into the...

CONSERVATORY

17'8" x 0'0" (5.38 x 0.00)

Tiled flooring. Double radiator. UPVC double glazed windows and double doors leading out into the garden.

MODERN FITTED KITCHEN

13'0" x 10'11" (3.96 x 3.33)

Range of wall cupboards and base units in gloss grey with integrated appliances including an eye level oven, grill, gas hob and dishwasher. Tiled splashback. Wood effect vinyl flooring. Breakfast bar. UPVC double glazed window. Low level LED lighting. Ceiling spotlights. Open archway into the...

UTILITY ROOM

Gas combi boiler. Plumbing for washing machine. Double glazed rear door. Tiled splashback. Range of gloss grey wall units and base cupboards.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Radiator. Storage cupboard. Access to the loft.

MASTER BEDROOM

13'6" x 11'3" (4.11 x 3.43)

Fitted carpet. Radiator. Two UPVC double glazed windows. Large integral wardrobes.

EN-SUITE

10'2" x 4'0" (3.10 x 1.22)

Tiled floor. White suite comprising wash basin, wc and a walk in shower compartment. Chrome central heated towel rail radiator. UPVC double glazed window.

BEDROOM TWO

11'3" x 10'2" (3.43 x 3.10)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

BEDROOM THREE

10'11" x 8'11" (3.33 x 2.72)

Fitted carpet. Radiator. UPVC double glazed window. Large integral wardrobes.

BEDROOM FOUR

8'2" x 8'1" (2.49 x 2.46)

Fitted carpet. Radiator. UPVC double glazed window. Large integral wardrobes.

BATHROOM

8'1" x 7'0" (2.46 x 2.13)

Tiled floor and walls. Radiator. White suite consisting of bath with shower over, pedestal wash basin and wc.

OUTSIDE

There is a landscaped paved patio area to the rear with lawn and planted shrub borders. There is an outside tap and a large timber shed with an electric supply.

To the front of the property there are planted beds with shrubs and a block paved and tarmac driveway for the parking of two vehicles which leads to the...

INTEGRAL GARAGE

16'11" x 8'6" (5.16 x 2.59)

Electric roller shutter door. Light and power.





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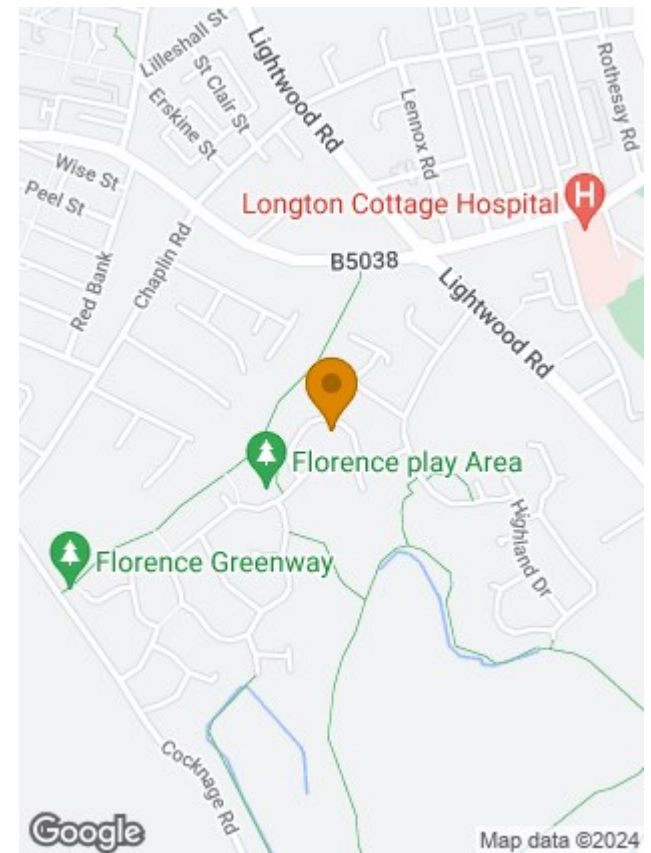
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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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