

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



180 Lightwood Road, Lightwood, Stoke-On-Trent, ST3 4LA

Offers In The Region Of

£250,000

- Watch Our Online Video Tour!
- Three Double Bedrooms
- Huge And Impressive Sitting Room
- GF Bathroom And FF Shower Room
- An Impressive Property
- Part Exchange Can Be Considered!
- Large And Useable Loft Room
- Additional Sitting Room/Dining Room
- Block Paved Drive

A unique semi-detached Town House with a block paved driveway at the front and exceptionally spacious accommodation within.

The size of the principle rooms within this house have to be seen to be believed and include a stunning and elegant sitting room over 30 feet long together with an additional sitting room or dining room and a huge and well fitted kitchen.

There is a well fitted bathroom on the ground floor, a shower room on the first floor together with three exceptionally large double bedrooms.

On the second floor you will find a large well presented and very useable loft room with fitted carpet and double glazed velux window.

The house itself features UPVC double glazing throughout and gas central heating from a combi boiler.

In terms of the amount of space available here this property most certainly presents exceptional value for money in a central location within walking distance of the town centre and conveniently close to local schools.

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



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## GROUND FLOOR

### ENTRANCE HALL

UPVC double glazed front door. Fitted carpet. Radiator. Under stairs store. Stairs leading to the first floor. Doors into the dining room/second sitting room together with double doors into the...

### SITTING ROOM

30'10" x 12'8" (9.40 x 3.86)

A huge and impressive room!

Fitted carpet. Two radiators. UPVC double glazed bay window to the front of the room. Feature fireplace with inset living flame effect electric fire. Cornice. Ceiling roses. Wall light fittings. UPVC double glazed double doors lead into a...

### ROOM

15'3" x 5'7" (4.65 x 1.70)

Laminate flooring. Radiator. Double glazed velux window. UPVC double glazed window to the rear. UPVC double glazed sliding door leading into the...

### DINING ROOM/SECOND SITTING ROOM

21'4" x 9'11" (6.50 x 3.02)

Fitted carpet. Two radiators. UPVC double glazed window. Door leading into the...

### FULLY FITTED KITCHEN

19'9" x 9'4" (6.02 x 2.84)

Excellent range of cottage style wall cupboards and base units in white. Space for gas cooker. Stainless steel cooker hood. Belfast sink. Low level convector radiator. Fitted carpet. Spotlights. UPVC double glazed window. External door.

### BATHROOM

9'0" x 6'6" (2.74 x 1.98)

Tiled floor. Tiled walls. White suite consisting of panelled bath with shower and screen, wash basin within

a fitted unit, bidet and low level wc. UPVC double glazed window. Concealed Worcester gas combi boiler. Stainless steel centrally heated towel rail radiator. Extractor.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. Radiator. UPVC double glazed window.

### BEDROOM ONE

15'1" x 13'2" (4.60 x 4.01)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes with mirrored doors. Stairs leading to the second floor.

### BEDROOM TWO

14'7" x 12'8" (4.45 x 3.86)

Fitted carpet. Radiator. UPVC double glazed window.

### SHOWER ROOM

8'8" x 6'5" (2.64 x 1.96)

Tiled floor. Tiled walls. White suite consisting of a low level wc, wash basin within a fitted unit and walk in shower. Stainless steel centrally heated towel rail radiator. UPVC double glazed window. Extractor.

### BEDROOM THREE

12'5" x 9'10" (3.78 x 3.00)

Fitted carpet. Radiator. UPVC double glazed window.

## SECOND FLOOR

### ROOM

15'0" x 9'1" between purlins (4.57 x 2.77 between purlins)

Fitted carpet. Two radiators. Double glazed velux window. Storage cupboard.

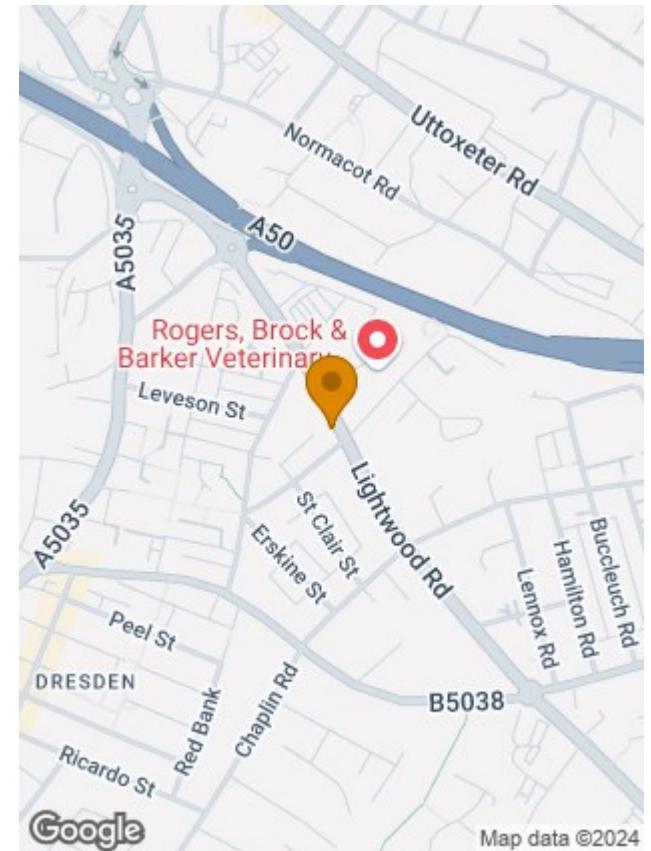
### OUTSIDE

There is a block paved driveway at the front of the house and a small paved yard area to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - A



### 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](mailto:enquiries@austerberry.co.uk)

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