

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



55 Highland Drive, Lightwood, Stoke-On-Trent, ST3 4TA

£295,000

- Watch Our Online Video Tour!
- Three Reception Rooms
- Family Shower Room
- Utility Room
- Stunning Extension
- En-Suite
- Log Burner
- Spacious Garden

A stunning and extended detached house!

There is much more on offer than meets the eye with this property in Lightwood. The house has been altered and extended over many years and it is now the perfect home for a growing family.

The main feature is a large ground floor extension at the rear of the property which is complete with velux windows and a log burner, creating the perfect environment to relax with family and friends. There are also patio doors which open out into the spacious garden!

In addition to this, the ground floor features a second reception room, a stunning fitted kitchen with separate utility room and cloaks, and a useful office space which could be utilised as a fourth bedroom if required.

The first floor offers a master bedroom with en-suite, two other bedrooms and a stylish shower room. There is a combi boiler located in the loft.

There is a fully block paved driveway at the front of the property providing ample off road parking and local shops are only a short distance away as well as Florence Country Park which is a fantastic spot to walk or exercise.

This property really does need to be seen to be appreciated!
See our online virtual tour and for more information call or e-mail us.



ENTRANCE PORCH

Composite front door. Oak engineered wood flooring . Radiator.

HALLWAY

Internal Oak door. Oak engineered wood flooring. Radiator. Store cupboard. Stairs to the first floor.

OFFICE

16'05 x 6'05 (5.00m x 1.96m)

Could be used as a 4th bedroom...Timber framed window. Fitted carpet. Electric radiator.

LIVING ROOM

14'05max x 8'06 max (4.39mmax x 2.59m max)

UPVC double glazed window. Fitted carpet. Radiator

KITCHEN

15'05 x 10'0 (4.70m x 3.05m)

UPVC double glazed window. Tiled floor. Radiator. Range of modern wall cupboards and base units with integrated appliances including oven, induction hob, extractor, dishwasher and fridge freezer.

UTILITY

9'03 x 4'07 (2.82m x 1.40m)

Composite stable style rear door. Timber framed Velux window. Tiled floor. Radiator. Plumbing for washer and dryer. Sink.

W/C

UPVC double glazed window. Tiled floor. Radiator. Wash basin and wc. Extractor

MAIN LIVING ROOM/ FAMILY ROOM

21'04 max x 12'0 max (6.50m max x 3.66m max)

UPVC double glazed window and UPVC double glazed patio doors leading into the garden. timber framed Velux window. Oak engineered wood flooring . Radiator. Log burner.

FIRST FLOOR

LANDING

UPVC double glazed window. Fitted stair and landing carpets. Access to the loft.

BEDROOM ONE

13'02 max x 9'04 max (4.01m max x 2.84m max)

UPVC double glazed window. Fitted carpet. Radiator.

EN SUITE

UPVC double glazed window. Tiled floor. Radiator. Wash basin. wc and a fully tiled shower compartment.

BEDROOM TWO

8'10 x 8'10 (2.69m x 2.69m)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM THREE

9'11max 7'03min x 5'08 max (3.02mmax 2.21mmin x 1.73m max)

UPVC double glazed window. Fitted carpet. Radiator. Storage unit.

SHOWER ROOM

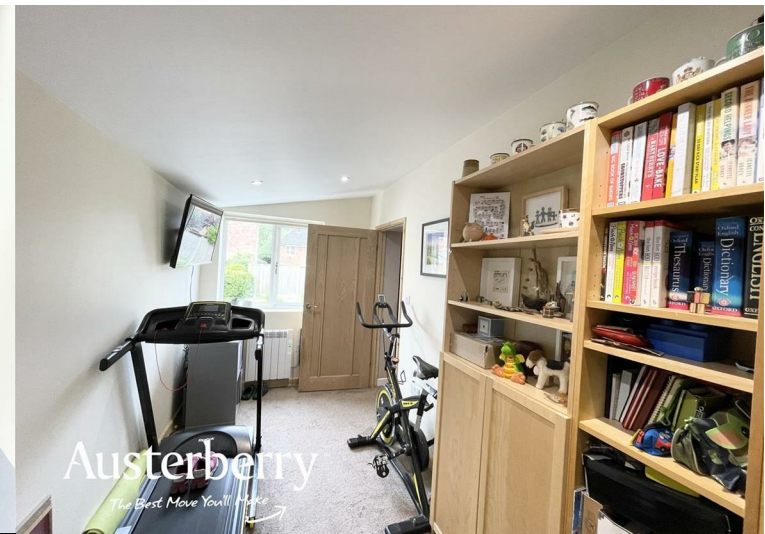
6'04 x 5'09 (1.93m x 1.75m)

UPVC double glazed window. Laminate flooring. Radiator. Wash basin within a vanity unit. wc and shower compartment.

OUTSIDE

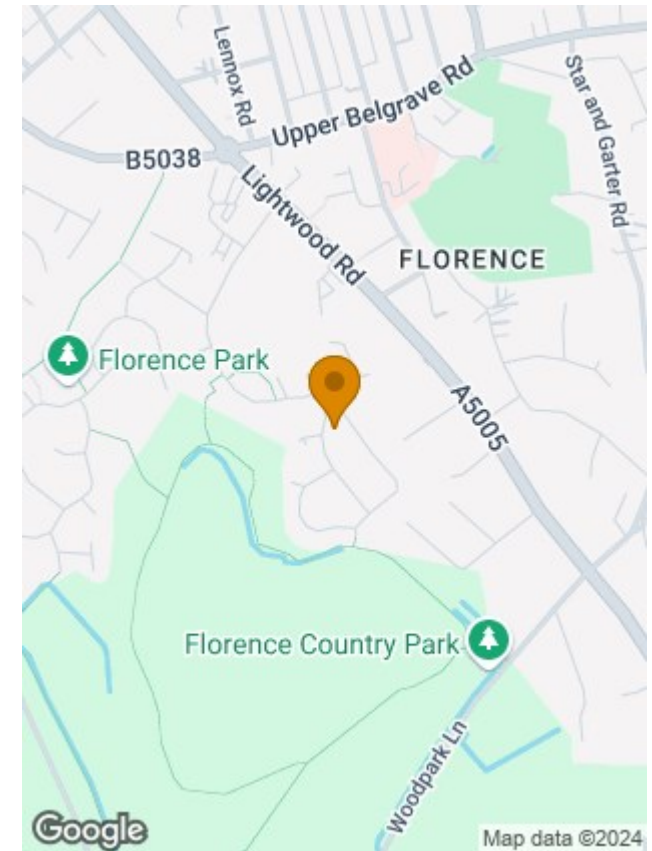
At the rear of the property there is a patio area, lawn, large shed and a decked area with a pergola.

To the front there is a block paved driveway for multiple vehicles.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(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	



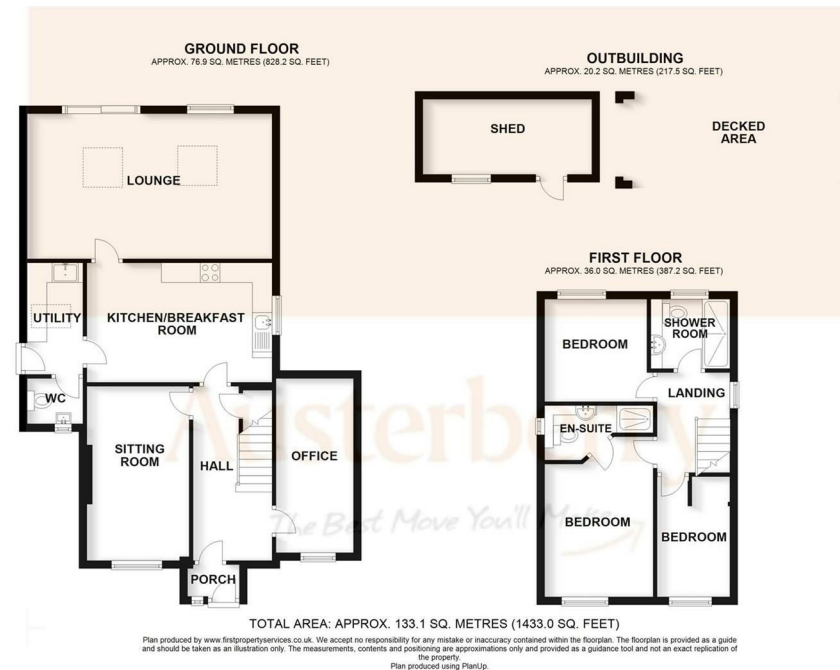
MATERIAL INFORMATION

Tenure - Freehold
Council Tax Band - C



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

AusterberryTM
the best move you'll make