

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



39 Palomino Close, Lightwood, Stoke-On-Trent, ST3 4UB

£280,000

- Watch Our Online Video!
- Impressive Detached House
- Tasteful Design
- En-Suite To The Master Bedroom
- Brick Garage
- Conservatory
- First Class Location
- No Onward Chain

An impressive detached house in a premium Lightwood location!

This is a rare opportunity to purchase a quality family home which is offered for sale with no onward chain to complicate your purchase!

The property has an elegant appearance thanks to its feature yellow brick build and tasteful design. The location really is first class with a real rural feel to it thanks to its position just next to Florence Country Park, which is apparent in the rear garden as there are no other properties behind meaning you are not overlooked.

Internally, the property has been beautifully maintained by the present owner who has certainly cared for the property throughout their ownership. The property is ready for immediate occupation but also presents an opportunity for the new owners to modernise certain aspects of the house and possibly to reconfigure the ground floor accommodation if required.

Key features include an en-suite to master bedroom, a ground floor WC, a brick garage with a pitched roof and a stunning conservatory looking out onto the garden.

This is a real family house and a chance to purchase in a select location where properties rarely come available for sale.

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



## ENTRANCE HALL

Timber front door. Fitted carpet. Radiator. Store cupboard containing gas boiler. Access to the first floor

## CLOAKS

UPVC double glazed window. W/C. Wash basin. Fitted carpet. Radiator.

## LIVING ROOM

13'04 x 10'07 (4.06m x 3.23m)

UPVC double glazed window. Fitted carpet. Radiator. Gas fire. double doors leading into the...

## DINING ROOM

10'09 x 8'04 (3.28m x 2.54m)

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

## CONSERVATORY

10'08 max x 8'05 (3.25m max x 2.57m)

UPVC double glazed doors into the garden. Laminate flooring. Radiator.

## KITCHEN

10'07 x 8'09 (3.23m x 2.67m)

UPVC double glazed window. UPVC double glazed door in to the garden. Laminate flooring. Radiator. Integrated electric oven and hob. Integrated fridge freezer. Range of wall cupboards and base units. Part tiled walls. Integrated dishwasher.

## FIRST FLOOR

## LANDING

Fitted stair and landing carpets. Radiator. Store cupboard with hot water cylinder. Access to the loft.

## BEDROOM ONE

10'09 max 8'09 min x 10'08 max (3.28m max 2.67m min x 3.25m max)

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

## EN SUITE

8'09 max x 4'01 max (2.67m max x 1.24m max)

UPVC double glazed window. Fitted carpet. Radiator. W/C. Wash basin. Shower unit. Part tiled walls. Extractor.

## BEDROOM TWO

10'09 x 9'02 (3.28m x 2.79m)

UPVC double glazed window. Fitted carpet. Radiator.

## BEDROOM THREE

UPVC double glazed window. Fitted carpet. Radiator. Store cupboard

## BATHROOM

6'08 max x 5'07 max (2.03m max x 1.70m max)

UPVC double glazed window. Fitted carpet. Radiator. Part tiled walls. W/C. Wash basin. Bath. Extractor

## OUTSIDE

To the front of the property there is a single width tarmac driveway and a small lawn.

At the rear there is a patio, lawn with borders containing established plants and shrubs. Outdoor tap and access to the garage

## GARAGE

17'07 x 8'11 (5.36m x 2.72m)

Power and lighting





**Austerberry**  
The Best Move You'll Make



**Austerberry**  
The Best Move You'll Make



**Austerberry**  
The Best Move You'll Make



**Austerberry**  
The Best Move You'll Make

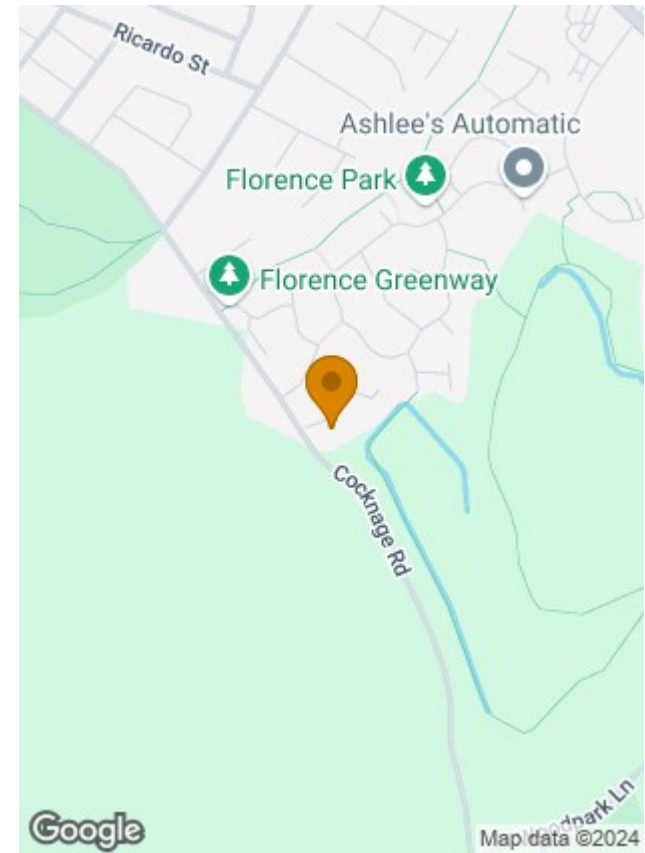


**Austerberry**  
The Best Move You'll Make



**Austerberry**  
The Best Move You'll Make

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</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	



Google

Map data ©2024

## MATERIAL INFORMATION

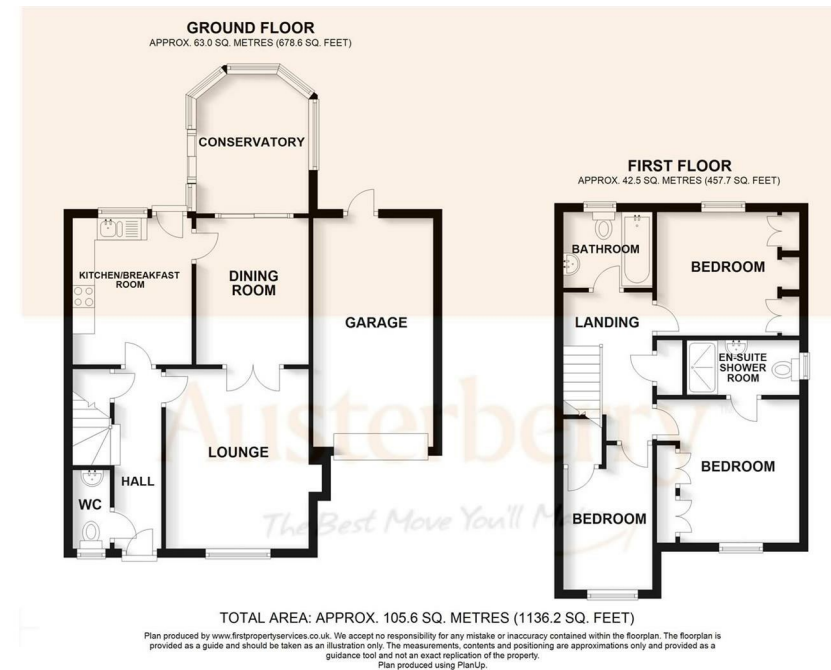
Tenure - Freehold

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

**Austerberry**<sup>TM</sup>  
the best move you'll make