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Estate Agents

Letting and Management Specialists



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

£240,000

- Desirable Lightwood Location
 - En-Suite Shower Room
 - Double Glazed Conservatory
 - No Chain!
- Three Bedrooms
 - Open Plan Kitchen And Dining Room
 - Gas Central Heating
 - Garage

A detached house in a desirable location!

This detached house is in a popular Lightwood location and is situated off Highland Drive itself.

The house features three bedrooms together with an en-suite shower room to the master bedroom whilst on the ground floor you'll find a lounge, open plan kitchen and dining room and a double-glazed conservatory.

The rear garden has been landscaped with low maintenance in mind and the property offers plenty of off-road parking space as well as an attached brick and tile garage.

For more information please contact us



GROUND FLOOR

PORCH

UPVC double glazed front door and window. Radiator.

LOUNGE

15'7 x 14'6 (4.75m x 4.42m)

Two radiators. Sold fuel/log burner type stove and feature fireplace. UPVC double glazed window. Under stairs storage cupboard. Open plan stairs leading to the first floor. Open archway leading into the...

KITCHEN AND DINING ROOM

15'5 x 9'11 (4.70m x 3.02m)

DINING AREA

Radiator. Double glazed patio doors leading into the

KITCHEN AREA

Range of wall cupboards, base units and worktops with a pale timber effect finish with integrated electric hob, stainless steel cooker hood and under oven. UPVC double glazed window. Extractor.

CONSERVATORY

9'7 x 8'3 (2.92m x 2.51m)

Tiled floor. UPVC double glazed windows and double doors leading into the garden.

FIRST FLOOR

LANDING

Radiator. Access to the loft.

BEDROOM ONE

13'2 x 9'4 (4.01m x 2.84m)

Radiator. UPVC double glazed window.

EN-SUITE SHOWER ROOM

9'4 x 4'1 (2.84m x 1.24m)

White low level wc, wash basin and shower. Tiled walls. UPVC double glazed window. Stainless steel centrally heated towel rail radiator. Extractor.

BEDROOM TWO

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

Radiator. UPVC double glazed window.

BEDROOM THREE

9'11 max x 5'11 (3.02m max x 1.80m)

Radiator. UPVC double glazed window. Storage cupboard/built in wardrobe.

BATHROOM/WC

6'5 x 5'9 (1.96m x 1.75m)

Part tiled walls. White suite consisting of panelled bath with rain head shower over, pedestal wash basin and low level wc. UPVC double glazed window. Stainless steel centrally heated towel rail radiator. Extractor.

OUTSIDE

There is a low maintenance rear garden with an artificial grass lawn and a large raised paved area.

The property is approached from Highland Drive by a shared drive which serves three houses. This property has a block paved parking area at the front together with a tarmac drive leading to an...

ATTACHED SINGLE BRICK AND TILE GARAGE

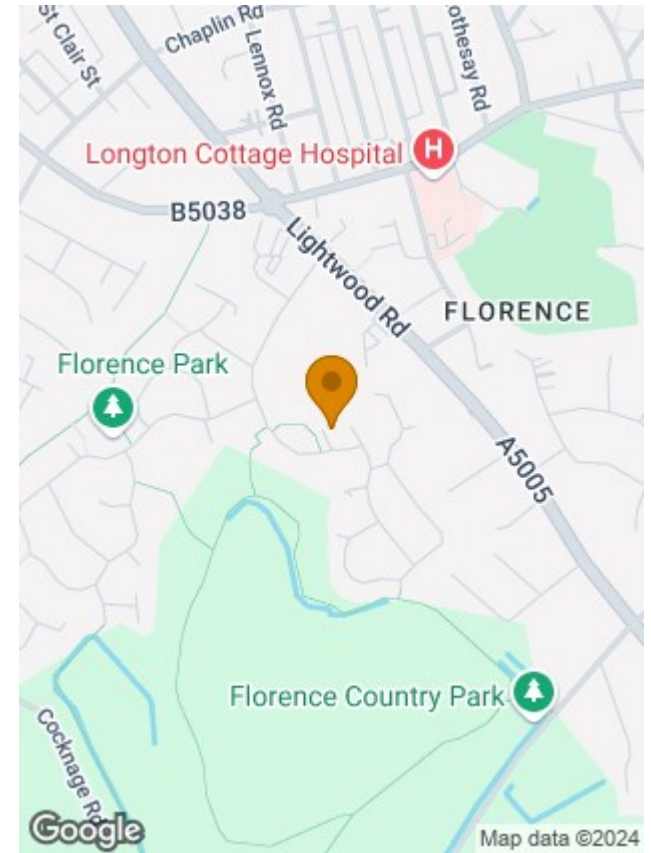
17'4 x 9'8 internal measurements (5.28m x 2.95m internal measurements)

Up and over door. Double glazed side door. Glow Worm gas combi boiler. Light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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

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