

Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



45 Hampshire Crescent, Lightwood, Stoke-On-Trent, ST3 4TR

Offers In Excess Of

£330,000

- Watch Our Online Video Tour!
- Open Plan Kitchen And Dining Room
 - Very Well Presented
 - UPVC Double Glazing
- Four Bedrooms + En-Suite
- South Facing Garden
 - Combi Boiler
 - Prime Lightwood Location

FOUR BEDROOMS, EN-SUITE SHOWER ROOM AND PRIME LIGHTWOOD LOCATION!

Not only does this first class family sized detached house occupy a prime location on the Florence Estate in Lightwood but it also features beautiful presented accommodation and a South facing garden.

The standard of finish throughout this property is particularly high and it does offer everything a family could possibly want including a comfortable and spacious lounge, an open plan fully fitted kitchen and dining room with double doors opening into the garden, a separate utility room, downstairs cloakroom/wc and four proper bedrooms including a master bedroom with an updated shower room.

All of the bedrooms offer plenty of storage space and the loft has also been equipped to provide plenty of room for storage too.

This house has a wide frontage and there's scope to increase the width of the driveway and some potential buyers may also wish to consider conversion of the integral garage into additional living accommodation, subject of course to appropriate consent being obtained.

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



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GROUND FLOOR

PORCH

Composite double glazed external door. UPVC double glazed windows. Tiled floor. Spotlights. Composite double glazed door leading into the...

ENTRANCE HALL

Wood laminate flooring. Radiator with decorative cover. Under stairs storage cupboard. Stairs leading to the first floor. Doors into the kitchen and...

LOUNGE

16'5 x 10'7 (5.00m x 3.23m)

Wood laminate flooring. UPVC double glazed window with white venetian blind. Two radiators, one with decorative cover.

OPEN PLAN KITCHEN AND DINING ROOM

20'4 x 9'10 (6.20m x 3.00m)

A truly impressive and attractive family room! Tile effect laminate flooring. Range of white wall cupboards and base units with integrated gas hob, cooker hood and under oven, fridge freezer and dishwasher. Radiator. UPVC double glazed window. UPVC double glazed double doors leading into the garden all with fitted roller blinds. Spotlights.

UTILITY ROOM/REAR HALL

5'10 x 5'2 (1.78m x 1.57m)

Vinyl flooring. Part tiled walls. Wall cupboards and base units to match the kitchen. Radiator. Extractor. Plumbing for washer. Space for dryer. UPVC double glazed rear door.

CLOAKROOM/WC

5'2 x 3'9 (1.57m x 1.14m)

Flooring to match the utility room. Part tiled walls. Radiator. UPVC double glazed window with fitted venetian blind. White low level wc and pedestal wash basin.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Storage cupboard containing the gas combi boiler for central heating and hot water. Access to the loft via a fold down loft ladder. We understand that the loft is fully boarded, has light and very useful storage.

BEDROOM ONE

15'6 max x 11'3 (4.72m max x 3.43m)

Grey laminate flooring. Radiator. UPVC double glazed window with fitted venetian blind. Excellent range of fitted wardrobes and built in wardrobe.

EN-SUITE SHOWER ROOM

5'10 x 3'0 min (1.78m x 0.91m min)

Grey floor tiling and fully tiled walls. White wash basin within a fitted unit, wc with concealed cistern and a walk in rain head shower. Spotlights. UPVC double glazed window. with fitted roller blind. Stainless steel centrally heated towel rail radiator. Fitted mirror and shaver socket.

BEDROOM TWO

14'1 max x 8'2 (4.29m max x 2.49m)

Grey laminate flooring. Radiator with decorative cover. UPVC double glazed window with fitted venetian blind. Built in wardrobes.

BEDROOM THREE

11'3 x 7'7 (3.43m x 2.31m)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind.

FAMILY BATHROOM

7'7 x 5'10 (2.31m x 1.78m)

Vinyl flooring. Part tiled walls. White suite featuring a panelled bath with shower and screen over, pedestal wash basin and low level wc. Extractor. UPVC double glazed window with fitted roller blind. Radiator. Shaver socket.

BEDROOM FOUR

11'2 x 8'1 (3.40m x 2.46m)

Grey laminate flooring. Radiator with decorative cover. UPVC double glazed window with fitted roller blind. Built in wardrobes.

OUTSIDE

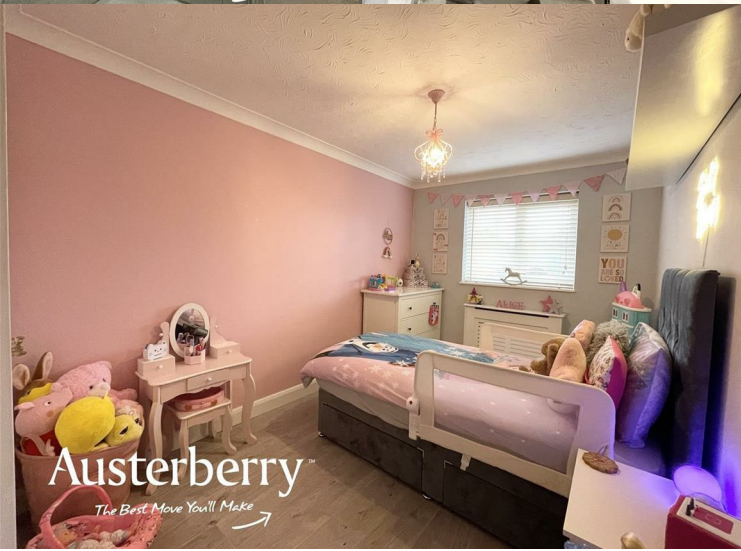
At present the house has a two car width tarmac driveway but there is definitely the potential to increase the off road parking space by utilising part of the wide frontage and lawned front garden.

To the rear of the property the garden faces due South, is fully fenced and features a large paved patio area, manageable level lawn and specimen shrubs. There is an outside tap and power socket.

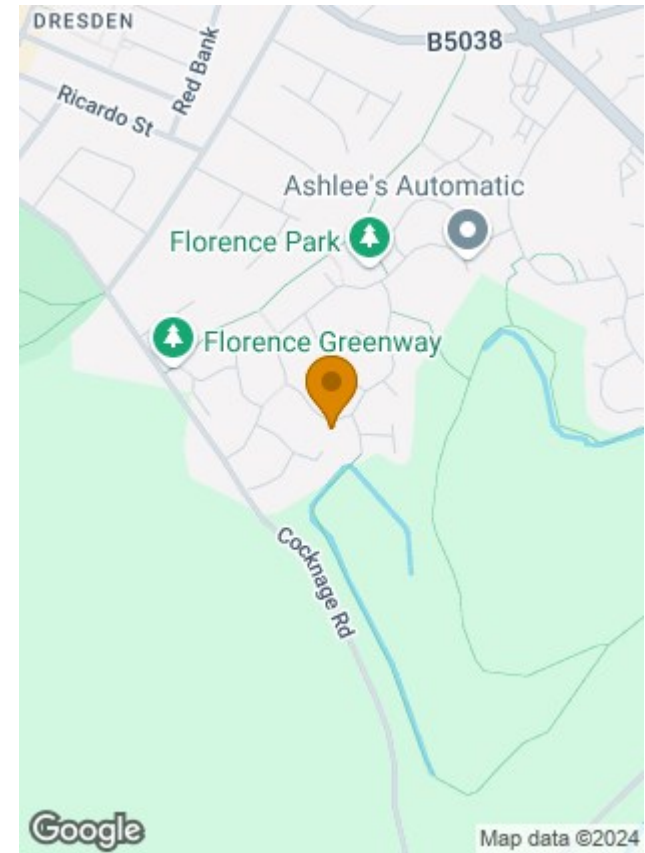
INTEGRAL SINGLE GARAGE

Up and over door. Light and power. LED spotlights in the garage soffits to light up the garage door and part of the driveway at night.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(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	



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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