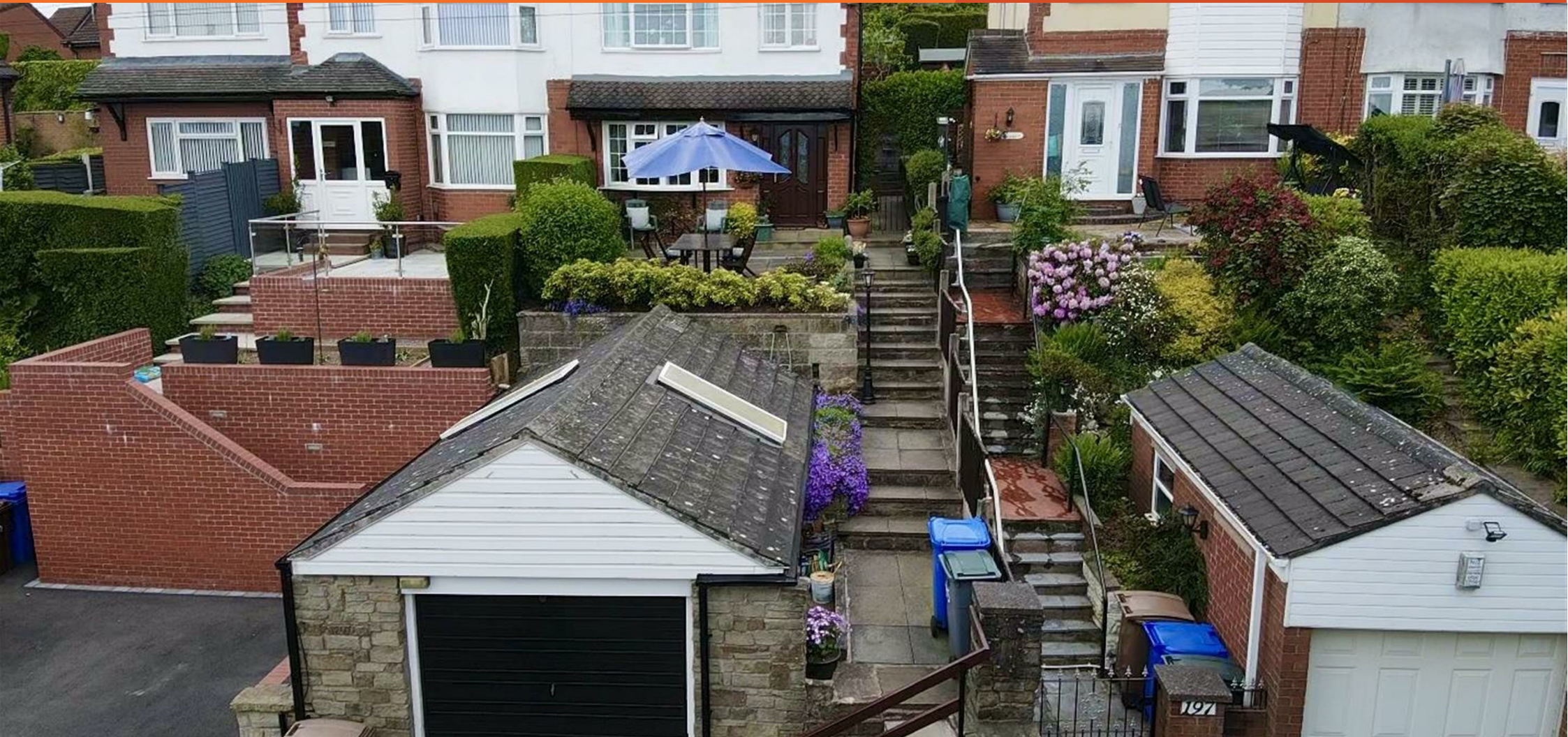


# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



195 Star & Garter Road, Lightwood, Stoke-On-Trent, ST3 7HJ

Offers In Excess Of

£220,000

- Watch Our Online Video Tour!
- Three Family Sized Bedrooms
  - Far Reaching Views
  - UPVC Double Glazing
- Lightwood Location
- Open Plan Living Area
- Gas Central Heating
- Solar Panels

At the far end of Star and Garter Road set high above road level but with the benefit of a large detached single garage at road level.

195 Star & Garter Road has been in the same ownership for very many years and has been much loved, well maintained and considerably improved in that period by the present owners.

Despite the traditional appearance of the property the ground floor accommodation offers an extensive open plan living area together with a small conservatory whilst upstairs all three bedrooms are of a very practical size and the third bedroom is much larger than many to be found in properties of this era and in this price range.

Heating is from a gas combi boiler, hot water heating is augmented by solar panels on the roof and the windows throughout are UPVC double glazed units.

This house has a delightful paved patio at the front which faces South/South West and for which there are far reaching views whilst to the rear there is a terraced garden, well stocked beds and a useful timber shed.

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



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## GROUND FLOOR

### ENTRANCE HALL

Laminate flooring. Radiator. Under stairs storage cupboard. Under stairs coat and storage cupboard with Baxi combi boiler for central heating and hot water.

### OPEN PLAN LIVING AREA

#### LOUNGE AND DINING ROOM

27'2" x 10'11" (8.28 x 3.33 (8.27 x 3.32))

Fitted carpet. Two double radiators and one single radiator. Brick feature fireplace and chimney breast together with living flame gas fire. UPVC double glazed bay window to the front of the room and double doors at the rear leading into the conservatory. Feature open archway leading into the...

### FITTED KITCHEN

15'4" x 8'9" approx (4.67 x 2.67 approx)

Tile effect laminate flooring. Tiled walls. Range of wall cupboards and base units with a medium colour timber effect finish and integrated electric hob, cooker hood and oven. Plumbing for washing machine. UPVC double glazed window with fitted roller blind. Spotlights. New rubber flat roof with 20 year guarantee.

### CONSERVATORY

8'9" x 6'0" (2.67 x 1.83)

Tile effect laminate flooring. UPVC double glazed window and UPVC double glazed external door.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpets. UPVC double glazed window.

### BEDROOM ONE

Fitted carpet. Radiator. UPVC double glazed window. First class range of fitted wardrobes, chest of drawers and bedside tables all with a timber finish.

### BEDROOM TWO

10'10" x 9'6" (3.30 x 2.90)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM THREE

8'8" x 7'2" (2.64 x 2.18)

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

### BATHROOM/WC

7'2" x 6'9" max (2.18 x 2.06 max)

Fully tiled walls. Tiled floor. White suite including a corner bath with shower and screen over, wash basin and low level wc within a range of fitted units. UPVC double glazed window with fitted roller blind. Radiator. Fitted mirror. Access to the loft.

### OUTSIDE

The rear garden is terraced and steps lead up from well stocked borders to a small lawn and timber garden shed.

Steps lead up to the West/South Westerly facing paved patio area at the front of the house from which there are outstanding views.

At road level there is a...

### DETACHED BRICK GARAGE

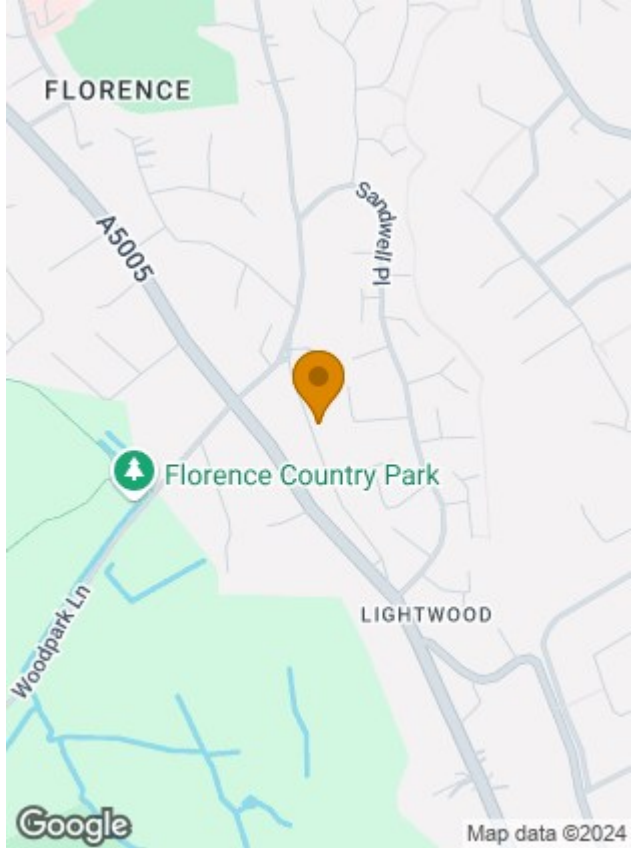
Light and power. Up and over door.

N.B. The flat roof to the rear of the property has been recently replaced in August 2023.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>	66	
(55-68) <b>D</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	



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

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