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Letting and Management Specialists



106 Star & Garter Road, Lightwood, Stoke-On-Trent, ST3 7HN

£250,000

- Traditional Appearance
- Huge Rear Garden
- Exceptional Presentation
- Gas Central Heating
- Outstanding Fitted Kitchen
- Many Original Features
- UPVC Double Glazing
- Parking For At Least Two Cars

Huge garden, great location, superb open plan living area, huge garden and three bedrooms!

A truly exceptional and traditional looking semi-detached house which has been subtly updated by the present owners whilst retaining original features.

Perhaps the most outstanding feature of this property is the magnificent open plan living area to the rear incorporating a fully fitted kitchen with a range of good quality integrated appliances. Double doors lead out from the kitchen onto the patio which overlooks the west facing garden which is of well above average size.

Additional features of the property include a charming entrance hall and three bedrooms of truly practical size. There is gas central heating within the property, the windows are UPVC double glazed units, external units, many original picture rails have been retained as have original fireplaces to two of the three bedrooms.

There is ample parking space for at least two cars at the front of the house and the Lightwood location of this property will undoubtedly appeal to many buyers.

See our online virtual tour and for more information please contact us.



GROUND FLOOR

ENTRANCE HALL

Traditional style composite double glazed front door. UPVC double glazed window. Traditional antique style radiator. Herringbone laminate flooring. Stairs leading to the first floor.

DINING ROOM

12'6 into bay x 10'4 (3.81m into bay x 3.15m)

Laminate flooring. Radiator. UPVC double glazed bay window with fitted white plantation blinds. Picture rails.

OPEN PLAN LIVING AREA

20'10 x 11'5 + recess (6.35m x 3.48m + recess)

Flooring to match the entrance hall.

KITCHEN AREA

Excellent range of white wall cupboards and base units complete with low level LED lighting. Quartz worktops and integrated appliances to include Rangemaster gas hob, Bosch double oven, dishwasher, fridge freezer, washing machine, microwave and excellent storage. Spotlights. UPVC double glazed window. Feature light fittings. Concealed Logic gas central heating boiler. Composite double glazed external door. Walk in pantry with shelving.

DINING AREA/ SITTING AREA

UPVC double glazed double doors and windows leading out into the garden. Contemporary style vertical radiator. Fitted shelving.

FIRST FLOOR

LANDING

Feature stair runner carpet. UPVC double glazed window with fitted roller blind. Access to the loft.

BEDROOM ONE

14'1 x 11'6 (4.29m x 3.51m)

Stripped and varnished floorboards. Radiator. UPVC double glazed window with fitted roller blind. Picture rails. Original fireplace.

BEDROOM TWO

10'7 x 10'5 (3.23m x 3.18m)

Fitted carpet. Radiator. UPVC double glazed window with fitted roller blind. Original fireplace. Picture rails.

BEDROOM THREE

7'2 x 6'11 (2.18m x 2.11m)

Fitted carpet. Radiator. UPVC double glazed window. Built in/fitted storage cupboard.

BATHROOM/WC

11'7 x 6'4 (3.53m x 1.93m)

Tiled floor and part tiled walls. White suite featuring a panelled bath with side mixer taps, shower and screen over, wash basin within a fitted unit and a low level wc. UPVC double glazed window. Traditional style radiator. Airing cupboard with lagged hot water cylinder.

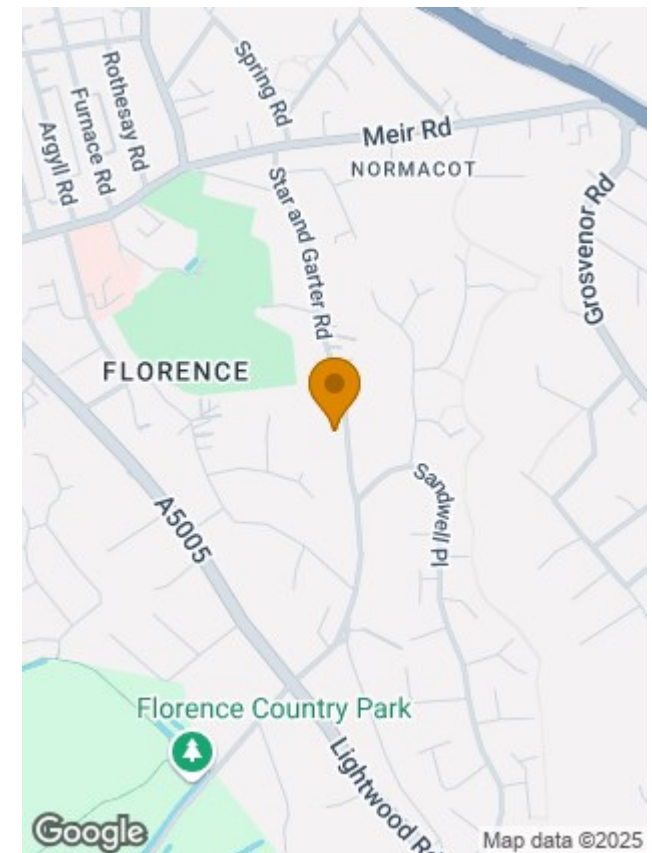
OUTSIDE

There's a wide driveway and plenty of parking space at the front of the property and a huge, long west facing rear garden with a raised patio area (some finishing is required), lawns and a mature tree together with shrubs, outside tap and a power socket.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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

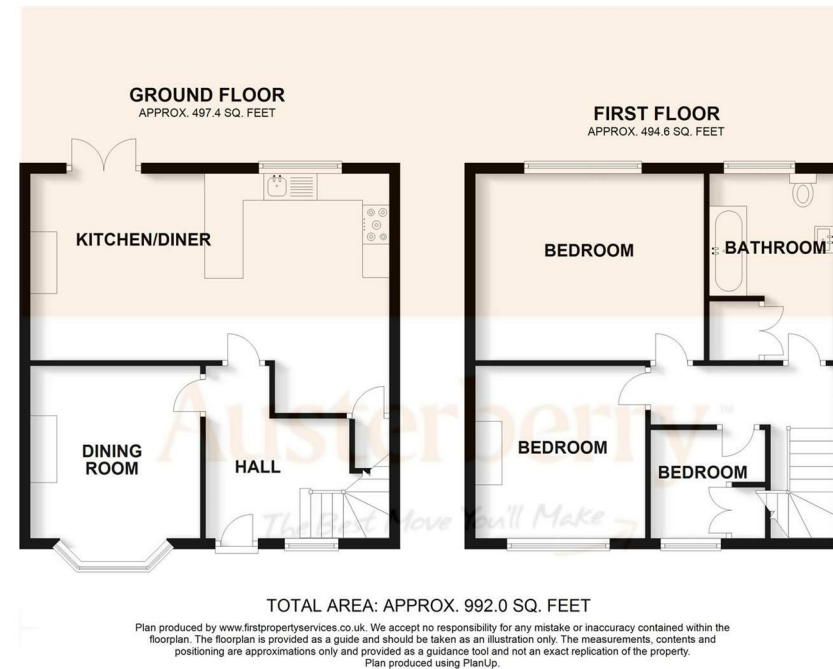
Tenure - Freehold

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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