

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Sebring Avenue, Lightwood, Stoke-On-Trent, ST3 7ER

£199,000

- Detached Bungalow
- Bright & Airy Living Room
- Quiet Cul-De-Sac Location
- Modern Shower Room
- Two Double Bedrooms
- Dining Room
- Gas Central Heating
- Generous Plot

An attractive detached bungalow situated on a generous plot.

Nestled in a peaceful cul-de-sac, this spacious two-bedroom detached bungalow presents a fantastic opportunity to create your ideal home. The property boasts generous accommodation throughout, starting with a wide and welcoming entrance hall.

Both double bedrooms include integral wardrobes with sliding doors, offering practical storage solutions. The modern shower room is fitted with a white suite and a convenient walk-in shower. At the heart of the home, the bright and airy living room features a bay window to the front and folding glass doors leading into the dining area. The kitchen is functional and houses the gas central heating boiler.

Outside, the rear garden is a true highlight – a beautiful, private space with mature fruit trees, a greenhouse, and a brick and tile garage.

Available immediately with no onward chain, this property is a rare find in a sought-after location. Don't miss this opportunity to make it your own.

Contact us today to arrange your viewing!



ENTRANCE PORCH

UPVC double glazed double doors.

ENTRANCE HALL

Solid wood parquet style flooring. Radiator. Glass door into porch. Airing cupboard.

LOUNGE

12'02 x 10'09 (3.71m x 3.28m)

Fitted carpet. UPVC double glazed bay window. Feature fireplace with gas fire. Radiator. Glass folding doors into the...

DINING ROOM

11'11 x 8'10 (3.63m x 2.69m)

Fitted carpet. UPVC double glazed window. Radiator.

KITCHEN

12'05 x 8'0 (3.78m x 2.44m)

Tiled floor and walls. Some wall cupboards and base units. Radiator. UPVC double glazed window and rear door. Cupboard/ Pantry with shelves & gas central heating boiler.

BEDROOM ONE

12'0 x 9'04 (3.66m x 2.84m)

Fitted carpet. UPVC double glazed window. Radiator. Wardrobes with sliding mirrored doors.

BEDROOM TWO

12'03 x 8'11 (3.73m x 2.72m)

Fitted carpet. UPVC double glazed window. Radiator. Wardrobes with sliding mirrored doors.

SHOWER ROOM

8'06 max 5'02 x 5'07 (2.59m max 1.57m x 1.70m)

White suite with wc, wash basin and walk in shower. UPVC double glazed window. Radiator. Tiled floor.

OUTSIDE

There is a raised patio area to the rear of the property with a lawn, path and mature fruit trees.

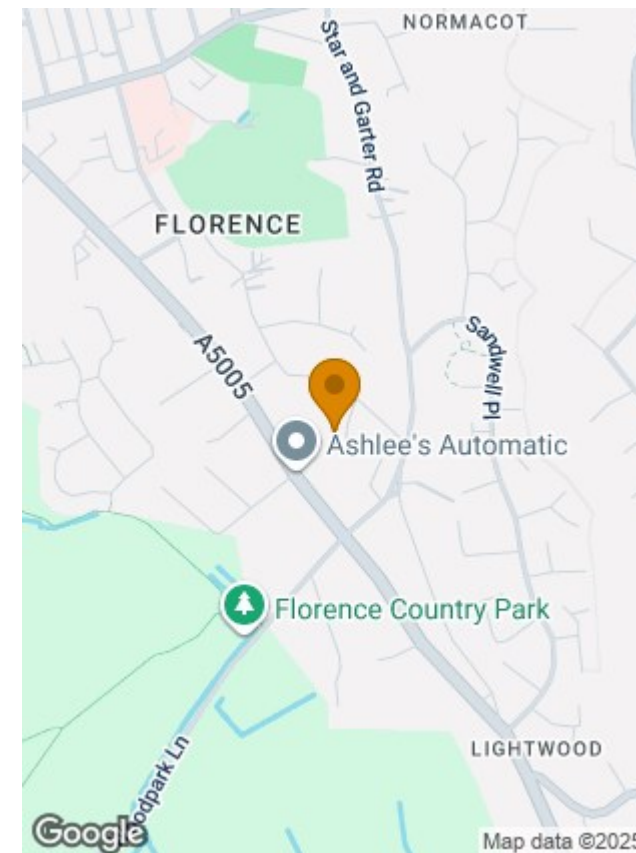
The front walled garden is lawned and a paved driveway leads to the...

DETACHED BRICK AND TILE GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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