

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



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

Offers Over

£227,500

- Three Bedrooms
- Stunning Fully Fitted Kitchen...
- White Bathroom Suite
- Off Road Parking
- Lightwood Location
- With Integrated Neff Appliances
- Under Floor Heating
- Corner Plot

Situated in the sought-after location of Hampshire Crescent, Lightwood, this beautifully presented three-bedroom end townhouse offers contemporary living at its finest.

Boasting a stylish ground floor extension, this home is perfect for modern families, professionals, or anyone looking for a move-in-ready property with real wow factor.

Step inside to discover a bright and spacious living area that flows seamlessly into a stunning open-plan kitchen-diner complete with Velux skylights and integrated blinds to the elegant bifold doors that open out to the rear garden, perfect for entertaining or enjoying indoor-outdoor living. The stunning kitchen is complete with practical units and is fully fitted with NEFF appliances!

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom, providing comfortable accommodation for a range of buyers. The second bedroom is set out as a dressing room and benefits from bespoke wardrobes and storage units, crafted by Hammonds.

Further features include under floor heating to the kitchen-diner and the bathroom, all internal doors are hard wood solid oak and there's a south-west facing rear garden with a useful shed.

The property is positioned on a corner plot so there are additional gardens to the side, whilst the front of the property provides parking space for two vehicles.

A property which really does need to be seen to be appreciated! For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Composite front door. Fitted floor mat. Radiator. Stairs to the first floor.

LIVING ROOM

15'1 x 11'10 (4.60m x 3.61m)

Fitted carpet. Feature radiator. UPVC double glazed window. Electric fire.

STUNNING FITTED KITCHEN

14'10 x 10'1 (4.52m x 3.07m)

Range of wall cupboards, base units and white quartz work tops with a subtle glitter sparkle along with quality integrated appliances - Neff slide and hide oven (New never been used as well as a single oven/microwave, Neff warming drawer, Neff electric hob with downdraft extractor, Neff fridge freezer, Neff washing machine and Quooker boiling/filter tap. Tiled floor with underfloor heating. Radiator. Combi boiler. Open arch into the...

SNUG/DINING AREA

11'10 x 8'7 (3.61m x 2.62m)

Tiled floor with underfloor heating. UPVC double glazed bifold doors with integrated blinds. Velux windows.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. UPVC double glazed window. Glass balustrade. Store

cupboard. Access to the loft which has light and power, fully boarded and is where the house alarm is situated.

BEDROOM ONE

12'3 x 7'10 (3.73m x 2.39m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobe.

BEDROOM TWO

10'9 x 8'5 (3.28m x 2.57m)

Fitted carpet. Vertical radiator. UPVC double glazed window. Bespoke fitted wardrobes and storage units crafted by Hammonds. Store cupboard.

BEDROOM THREE

8'1 x 6'6 (2.46m x 1.98m)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM

6'2 x 5'6 (1.88m x 1.68m)

Tiled floor with underfloor heating. Tiled walls. UPVC double glazed window. Radiator. Bath tub with jets and overhead shower, wash basin and wc.

OUTSIDE

There is an enclosed garden with a generous lawned corner plot. Parking for two vehicles.

The enclosed rear garden faces south west and has a raised artificial lawn and patio area. There's also an outdoor tap providing hot and cold water. electric socket and a timber shed.





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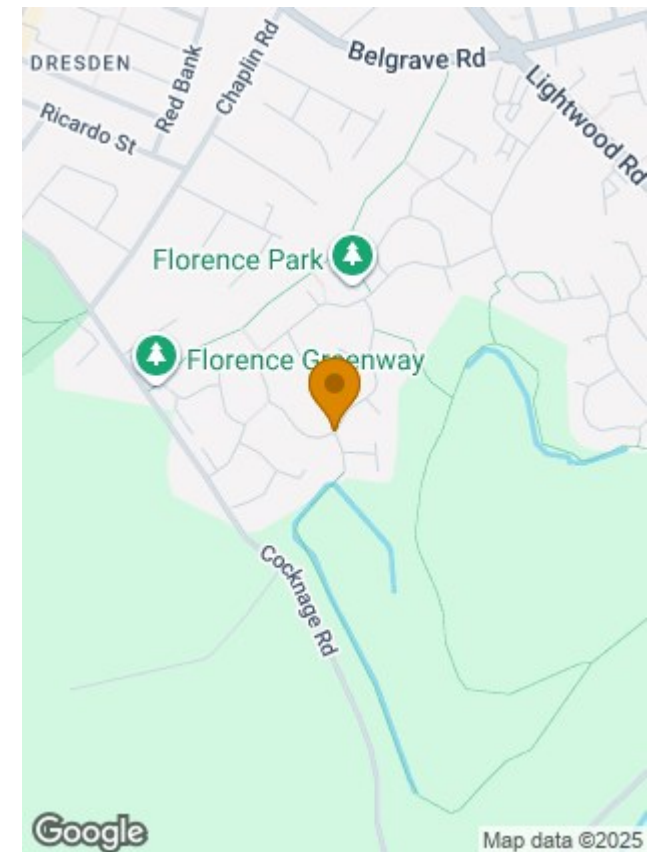


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Google

Map data ©2025

MATERIAL INFORMATION

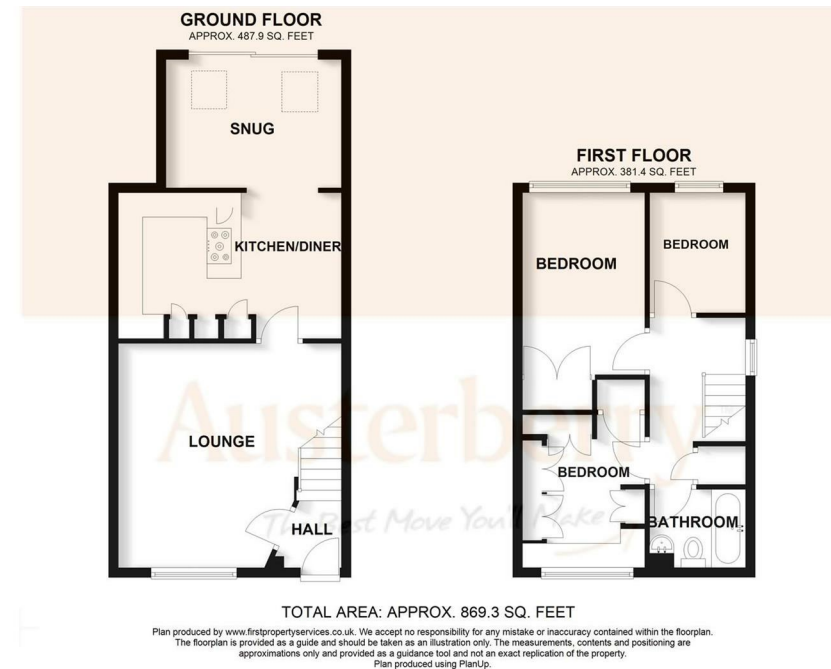
Tenure - Freehold

Council Tax Band - B



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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