

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



8 Dovecote Place, Lightwood, Stoke-On-Trent, ST3 7YR

£165,000

- Two Bedrooms
- Cul-De-Sac Location
- GF Cloaks/Wc
- Enclosed Rear Garden
- No Chain!
- Kitchen Diner
- Modern Bathroom
- Off Road Parking

Offered for sale with no onward chain, this attractive two-bedroom townhouse is situated in the sought-after residential cul-de-sac of Dovecote Place, Longton. The property is currently vacant, providing a straightforward purchase process for both first-time buyers and investors.

The accommodation comprises a welcoming living area, a practical kitchen, and the added convenience of a ground-floor WC. Upstairs, you will find two well-proportioned bedrooms along with a recently fitted modern bathroom suite, giving the home a fresh and updated feel.

Externally, the property benefits from off-road parking at the front and a low-maintenance rear garden, ideal for those seeking manageable outdoor space.

A fantastic opportunity to acquire a well-located, move-in-ready home with no onward chain!

We would be delighted to show you around. For more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Fitted carpet. Radiator. UPVC double glazed door.

CLOAKS/WC

Tile effect vinyl flooring. Pedestal wash basin and wc. UPVC double glazed window.

LIVING ROOM

14'0 max x 12'8 (4.27m max x 3.86m)

Laminate flooring. Radiator. UPVC double glazed window.

KITCHEN DINER

12'8 x 9'3 (3.86m x 2.82m)

Tiled floor. Radiator. UPVC double glazed window. UPVC double glazed patio doors leading out into the garden. Range of wall cupboards and base units with integrated electric oven, hob and extractor. Part tiled walls. Storage cupboard.

FIRST FLOOR

LANDING

Fitted stair and landing carpet. Access to the loft.

BEDROOM ONE

10'11 to face of wardrobe x 9'5 (3.33m to face of wardrobe x 2.87m)

New fitted carpet. Radiator. Two UPVC double glazed windows. Fitted wardrobe.

BEDROOM TWO

12'8 max, 9'2 min x 7'10 (3.86m max, 2.79m min x 2.39m)

New fitted carpet. Radiator. Two UPVC double glazed windows. Store cupboard containing the Vailant combi boiler.

BATHROOM

6'0 x 5'10 (1.83m x 1.78m)

Laminate flooring. Radiator. UPVC double glazed window. Panelled bath with shower over, wc, wash basin in vanity unit. Part tiled walls. Extractor.

OUTSIDE

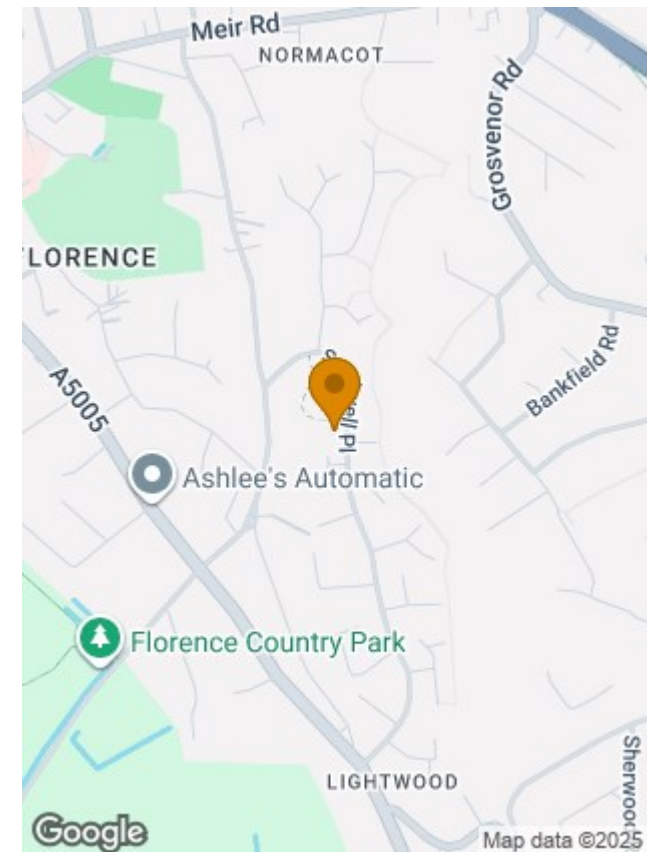
There is a small lawn to the front of the property with a driveway for off road parking.

To the rear there is a low maintenance garden with a patio area and timber shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(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	



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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