



**15 Light Oaks Avenue, Stoke-On-Trent, ST2 7NF**  
**Offers over £600,000**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers



Introducing a **SPACIOUS DETACHED MATURE HOME** featuring a traditional bay window and set within generously sized grounds. This property is perfect for families looking to create their dream living space with some updates and improvements.

Accessed via a sweeping block-paved driveway, the home offers ample parking for multiple vehicles, leading up to a detached double garage. Inside, you'll find an inviting entrance hall that opens to a large lounge, a dining room, and an office. The well-appointed breakfast kitchen is complemented by a utility room and a convenient downstairs bathroom.

Upstairs, there are three comfortable bedrooms, along with access to a **SELF CONTAINED FLAT** at the rear of the property. This flat includes its own kitchen, lounge, bedroom, and bathroom, making it ideal for a dependent relative or older child seeking independence. It can also be easily integrated into the main family home if desired.

The exterior is just as impressive, featuring expansive lawned gardens that extend across the front and down one side of the property. A large block-paved patio at the rear creates an excellent space for outdoor entertaining, adjoining the double garage and surrounded by beautiful grounds.

With the potential for further development—possibly as a separate dwelling, subject to planning consent—this property presents a rare opportunity to transform and personalize a fantastic family home. Don't miss out on making this your own!





### **Entrance Hall**

13'5 x 5'11 (4.09m x 1.80m)

Introducing a hallway having a double radiator with an integrated shelf.

### **Dining Room**

11'11 x 11'5 (3.63m x 3.48m)

The dining room provides an elegant setting for formal living, featuring a double radiator for efficient heating and three UPVC double-glazed windows that flood the space with natural light.

### **Lounge**

14'0 (into bay) x 13'0 (4.27m (into bay) x 3.96m)

The lounge boasts a charming open fireplace with a brick inset and tiled hearth, creating a cosy focal point for the room. Complemented by a double radiator, the space is enhanced by a UPVC double-glazed bay window that allows ample natural light to flow in, making it the perfect spot for relaxation and gatherings.

### **Office/ study**

5'11 x 7'11 (1.80m x 2.41m)

A single radiator and a UPVC double-glazed window that offers plenty of natural light.

### **Breakfast Kitchen**

10'5 x 14'11 (3.18m x 4.55m)

The kitchen features a range of cream built-in fitted units paired with a contrasting wooden-effect work surface and an inset sink located beneath one of the two windows, providing a bright and airy feel. It includes a Cannon freestanding electric cooker with an extractor hood overhead, ideal for cooking enthusiasts. While the kitchen is functional, it is in need of upgrading to truly maximize its potential. Inset spotlights add a modern touch, and a single radiator ensures warmth and comfort. The inner passage includes another single radiator, as well as an under-stairs storage cupboard that conveniently houses an Ideal freestanding boiler, enhancing both functionality and space efficiency. With some updates, this area can become a welcoming and stylish part of your home.

### **Rear Entrance Hall/ utility room**

6'3 x 11'8 (1.91m x 3.56m)

A single radiator and two UPVC double-glazed windows, ensuring a bright environment. The UPVC double-glazed rear entrance door provides easy access to the outdoors. It includes plumbing for an automatic washing machine. A staircase leads up to the FLAT, offering a private entrance to the property.

### **Bathroom**

7'10 x 8'5 (2.39m x 2.57m)

A corner shower cubicle with a plumbed-in shower, a panel bath with a stylish mixer tap, along with a pedestal wash hand basin and a low-level flush WC. A heated towel radiator, while the fully tiled walls and

floor create a clean aesthetic. Inset spot lighting enhances the space, and a UPVC double-glazed window allows for natural light. While functional, this bathroom presents an excellent opportunity for updates to suit your personal style.

### **Cloakroom**

6'3 x 2'10 (1.91m x 0.86m)

A low-level flush WC and a wash hand basin, providing essential functionality. A single radiator and a UPVC double-glazed window.

### **Landing**

UPVC double glazed window and built in storage cupboard off

### **Bedroom one**

11'11 x 13'0 (3.63m x 3.96m)

A range of built-in fitted wardrobes and storage cupboards, providing ample space for your belongings. With three UPVC double-glazed windows, this room is filled with natural light.

### **Bedroom Two**

11'11 x 11'5 (3.63m x 3.48m)

Built in wardrobes and storage cupboards over, single radiator and a UPVC double glazed window

### **Bedroom Three**

5'11 x 7'11 (1.80m x 2.41m)

Single radiator and a UPVC double glazed window

### **First Floor leading to Flat**

Staircase from rear entrance hall/utility leads to the first floor landing complete with a UPVC double glazed window

### **Bathroom**

6'8 x 6'0 (2.03m x 1.83m)

Classic avocado suite, complete with a panel bath, pedestal wash hand basin, and a low-level flush WC. A single radiator & UPVC double-glazed window. This bathroom is functional as it stands, yet it offers excellent potential for updates to create a more modern

### **Lounge**

14'8 x 8'7 (4.47m x 2.62m)

The lounge features a single radiator, with two UPVC double-glazed windows.

### **Kitchen**

10'4 x 5'11 (3.15m x 1.80m)

The kitchen includes an inset stainless steel sink and a built-in cupboard, offering practicality and convenience. A work surface with a three-drawer unit underneath provides ample storage, complemented by a wall unit for additional space and lastly a single radiator.

### **Flat Bedroom**

9'11 x 8'7 (3.02m x 2.62m)

Having a single radiator and UPVC double glazed window

### **Outside**

Outside, the property is approached via a quaint lane that provides access only to the surrounding homes. It features a block-paved sweeping driveway leading to the detached garage, offering extensive onsite parking. The paving extends around the property, creating a large patio seating area at the rear, perfect for outdoor gatherings, along with pathways to the sides.

One side of the property boasts a long, established lawned garden filled with mature trees, bushes, and plants, while the other side features additional planted borders that enhance the greenery. The detached double garage sits at the back, surrounded by further lawned gardens, providing both space and tranquility in this inviting outdoor setting.

### **Detached Double Garage**

21'10 x 19'3 (6.65m x 5.87m )

Two metal up-and-over doors for easy access, along with light and power for added convenience. A side courtesy door provides additional entry, while a staircase leads to a versatile games room or storage area, complete with two Velux windows that flood the space with natural light.

### **Services**

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

### **Tenure**

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

### **Viewing**

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

### **Mortgage**

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### **Agents Note**

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.

### **Clawback Clause**

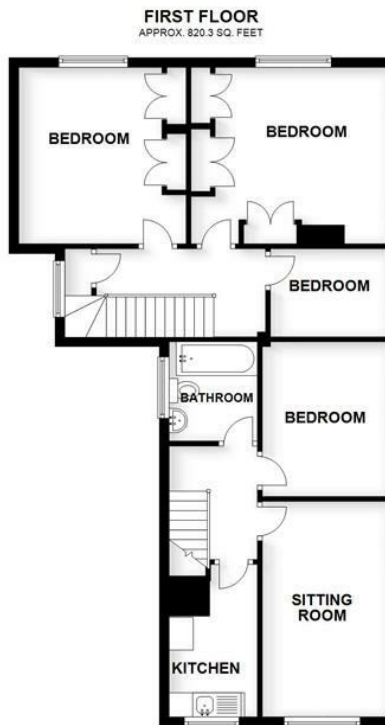
A Clawback clause shall be added to this property, stating that if the property is sold for further development within the next five (15) years, the Vendor shall have an obligation to claim forty percent (40%) of the profits from that sale. This term can be negotiated with the vendor's legal representative, if necessary, to accommodate both the seller and the purchaser.











TOTAL AREA: APPROX. 2167.8 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using Planity.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		

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