



STEPHENSON BROWNE

## Ayreshire Grove, Lightwood

ST3 4TL



**£900 PCM**

## Description

Nestled in the tranquil cul-de-sac of Ayreshire Grove in Lightwood, this modern semi-detached house presents an excellent opportunity for those seeking a comfortable and stylish home. Spanning 549 square feet, the property boasts two generously sized double bedrooms, perfect for families or professionals looking for extra space.

Upon entering, you are welcomed into a bright and airy lounge, featuring patio doors that seamlessly connect the indoor space to the charming rear garden. This inviting area is ideal for relaxation or entertaining guests. The attractive fitted kitchen is equipped with a built-in hob and oven, providing a practical yet stylish space for culinary pursuits.

The property parking available for two vehicles, this home offers both comfort and practicality in a peaceful setting.

This semi-detached house is not only modern in design but also situated in a desirable location, making it a perfect choice for anyone looking to enjoy the benefits of a quiet neighbourhood while remaining close to local amenities. Available May 2026.

Pets considered via written application only.

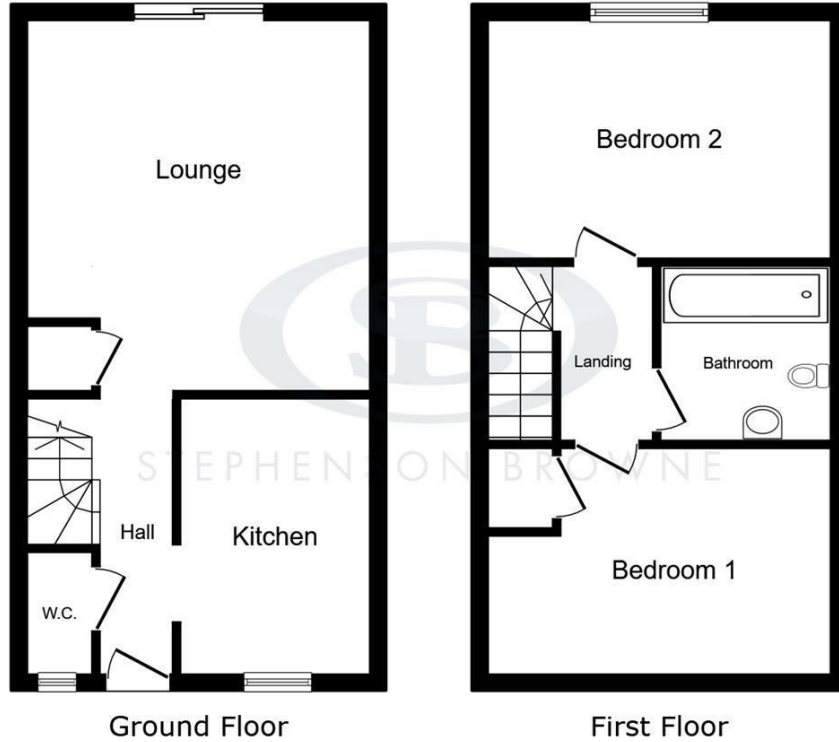


## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

# Floorplans

35 Ayreshire Grove, Stoke-on-Trent, ST3 4TL



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



# Area Map



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	73
(81-91) B	
(69-80) C	
(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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	88
(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	EU Directive 2002/91/EC

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