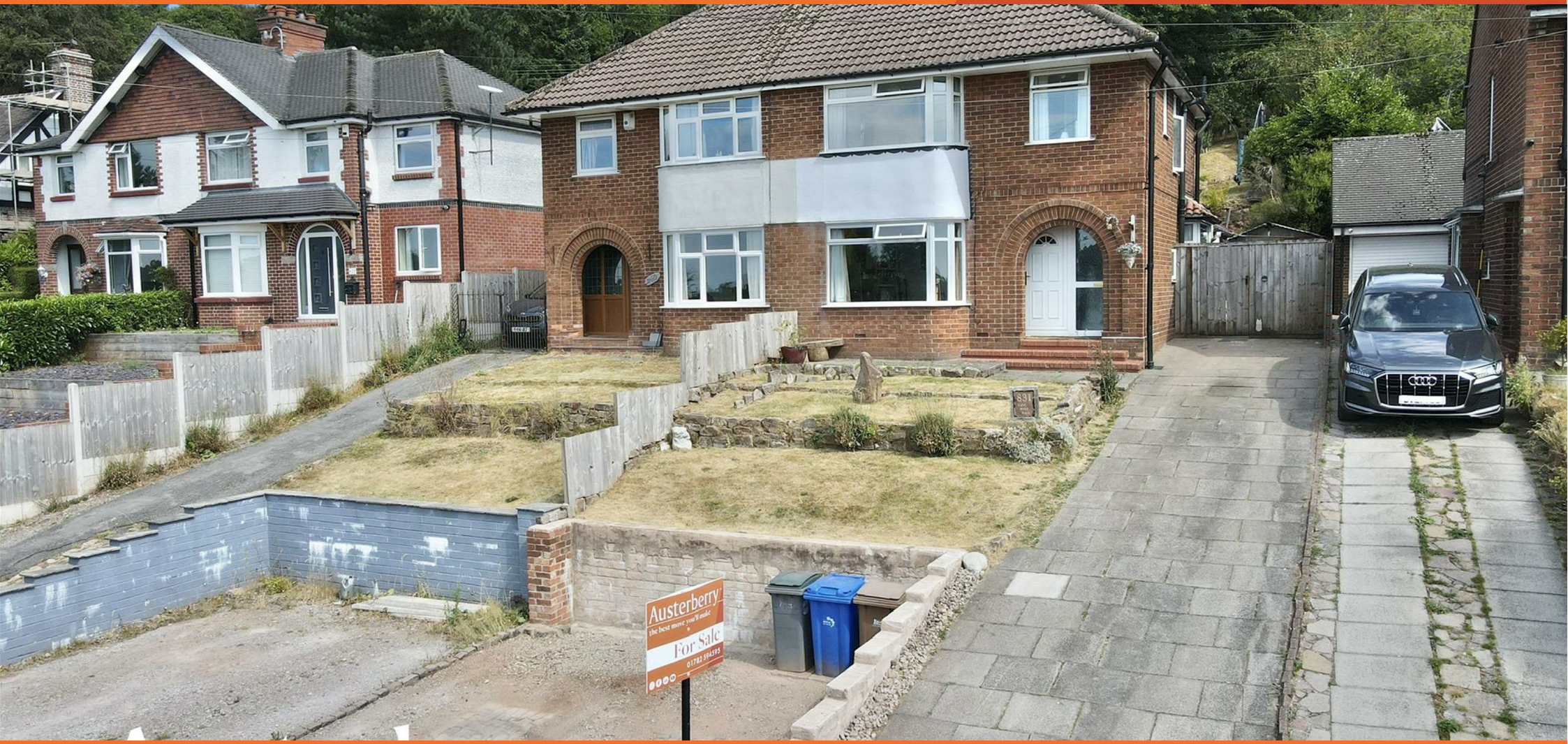
Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



831 Lightwood Road, Lightwood, Stoke-On-Trent, ST3 7HA

Offers In The Region Of

£339,000

- Unique And Spacious Accommodation
- Two Reception Rooms
- Conservatory
- Off Road Parking
- Three Bedrooms
- Two GF Cloaks/Wc's
- Stunning Bathroom With Bath AND Shower
- Fantastic and Substantial Rear Garden

Offering a truly unique and quirky character, this three-bedroom semi-detached home on Lightwood Road provides spacious and versatile accommodation together with a fantastic and substantial rear garden!

The ground floor offers an impressive amount of living space, comprising two reception rooms along with a delightful conservatory, providing plenty of flexibility for modern family life, entertaining or working from home. There are also the added conveniences of two ground floor WC's.

To the first floor are three well-proportioned bedrooms, complemented by a stunning family bathroom featuring both a separate shower and bath, creating a stylish and practical space.

Externally, the property really comes into its own, boasting a lengthy and substantial rear garden arranged across a number of different tiers. The garden offers a wealth of outdoor space and provides an exciting opportunity for gardening enthusiasts, families and those who enjoy entertaining outdoors.

With its distinctive character, generous accommodation and exceptional garden, this is a home that really needs to be viewed to be fully appreciated. Early viewing is highly recommended!





GROUND FLOOR

ENTRANCE HALL
Fitted carpet. Radiator. UPVC double glazed front door.

LIVING ROOM
12'2 x 11'10 (3.71m x 3.61m)
Herringbone wooden flooring. Radiator. UPVC double glazed window. Decorative fireplace with surround.

SNUG/OFFICE
10'5 x 8'11 (3.18m x 2.72m)
Fitted carpet. Radiator. UPVC double glazed window.

CLOAKS/WC
Tiled floor. Wash basin and wc. UPVC double glazed window.

KITCHEN
13'7 x 10'4 (4.14m x 3.15m)
Tiled floor. Radiator. Range of wall cupboards and base units. Moveable island. Extractor. UPVC double glazed doors into the...

CONSERVATORY
20'10 max x 11'5 max, 9'5 min (6.35m max x 3.48m max, 2.87m min)
Two UPVC double glazed doors into the garden.

2ND CLOAKS/WC
Vinyl flooring. Radiator. UPVC double glazed window. Wash basin and wc. Gas combi boiler.

FIRST FLOOR

LANDING
Fitted carpet. UPVC double glazed window. Access to the loft.

BEDROOM ONE
13'0 x 10'5 (3.96m x 3.18m)
Fitted carpet. Vertical radiator. UPVC double glazed window. Fitted wardrobes.

BEDROOM TWO
12'4 x 9'11 to wardrobe face (3.76m x 3.02m to wardrobe face)
Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

BEDROOM THREE
7'2 x 6'8 (2.18m x 2.03m)
Fitted carpet. Radiator. Two UPVC double glazed windows. Storage area.

BATHROOM
8'6 x 8'5 (2.59m x 2.57m)
Vinyl flooring. Radiator. Feature bath top, separate shower enclosure, wash basin and wc. Two UPVC double glazed windows. Part tiled walls.

OUTSIDE
There is a two tiered lawn at the front of the property and a driveway providing off road parking.

To the rear there are extensive gardens across a range of levels with multiple seating areas and there are multiple timber structures suitable for storage or other uses.








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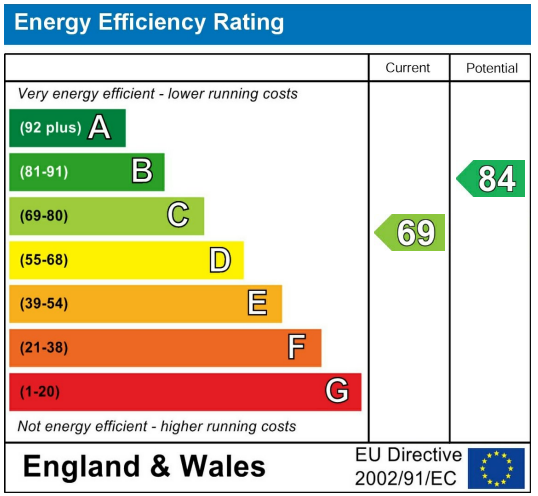

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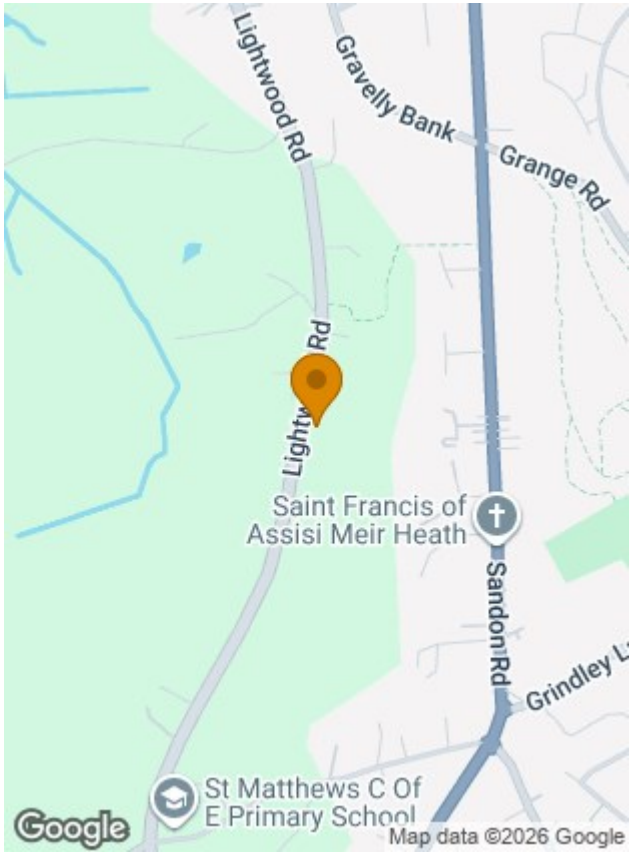

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
84
England & Wales
EU Directive 2002/91/EC


Lightwood Rd
Gravelly Bank
Grange Rd
Saint Francis of Assisi Meir Heath
Sandon Rd
St Matthews C Of E Primary School
Google
Map data ©2026 Google

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 be required to pay £18 (inc VAT) per purchasing party as part of Anti Money Laundering checks.

• 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 £150 (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 £175 (inc VAT) as a referral fee for legal services.

831, Lightwood Road, Lightwood, Stoke-on-trent, ST3 7HA



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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