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the best move you'll make

Estate Agents

Letting and Management Specialists



2 Harlech Avenue, Lightwood, Stoke-On-Trent, ST3 7EU

£325,000

- Fully Modernised
- Three Bedrooms
- Shower Room
- Utility Room
- Detached Bungalow
- Conservatory
- Modern Fitted Kitchen
- New Combi Boiler

This fully modernised three-bedroom detached bungalow is ideally located on the sought-after Harlech Avenue in Lightwood. Offering well-presented accommodation throughout, the property combines modern finishes with practical living, making it suitable for a wide range of buyers.

The bungalow benefits from a bright and spacious layout, complemented by a solid-roof conservatory to the rear, providing a versatile additional living space that can be enjoyed year-round. Contemporary and tasteful decoration is apparent throughout and the bungalow really has been cared for by the present owners.

The property is further enhanced by a useful split-level garage, offering excellent storage and benefitting from internal access and an electric roller shutter door. Positioned in a popular residential area, the bungalow is conveniently located for local amenities, transport links, and green spaces.

Further selling points include a practical shower room with velux window, three well sized bedrooms, a modern and fully fitted kitchen and a separate utility room with WC. There is a brand new combi boiler in the loft space which was fitted literally weeks ago.

This bungalow really does need to be seen to be appreciated and we would be delighted to make arrangements to show you around!

For more information call or e-mail us.



GROUND FLOOR

PORCH

UPVC double glazed door.

ENTRANCE HALL

Composite front door. Herringbone style laminate flooring. Radiator. Access to the loft which is boarded and contains a new combi boiler.

LIVING ROOM

16'7 x 11'7 (5.05m x 3.53m)

Herringbone style laminate flooring. Radiator. Gas fire with surround. UPVC double glazed window.

SHOWER ROOM

7'4 x 6'6 (2.24m x 1.98m)

Tile effect flooring. Two radiators. Velux window. Walk in shower, wc and a wash basin within a vanity unit.

BEDROOM ONE

13'11 x 8'5 to face of wardrobes (4.24m x 2.57m to face of wardrobes)

Laminate flooring. Radiator. Fitted wardrobes. UPVC double glazed sliding door into the conservatory.

BEDROOM TWO

10'5 x 10'3 (3.18m x 3.12m)

Laminate flooring. Radiator. UPVC double glazed window.

BEDROOM THREE

10'8 x 8'3 (3.25m x 2.51m)

Laminate flooring. Radiator. UPVC double glazed doors into the...

CONSERVATORY

16'2 x 11'2 (4.93m x 3.40m)

Laminate flooring. Two Radiators. Ceiling fan. UPVC double glazed patio doors into the garden. Double doors into the...

KITCHEN

21'0 x 7'6 (6.40m x 2.29m)

Tiled floor. Three UPVC double glazed windows. Two vertical radiators. Range of white wall cupboards and base units with integrated dishwasher, gas hob, electric oven and microwave.

UTILITY

Tiled floor. UPVC double glazed rear door and window. Plumbing for washing machine.

WC

Tile effect flooring. Wc with wash basin unit.

GARAGE

15'5 max x 10'1 min (4.70m max x 3.07m min)

Split level garage with ample storage. Up and over electric door.

OUTSIDE

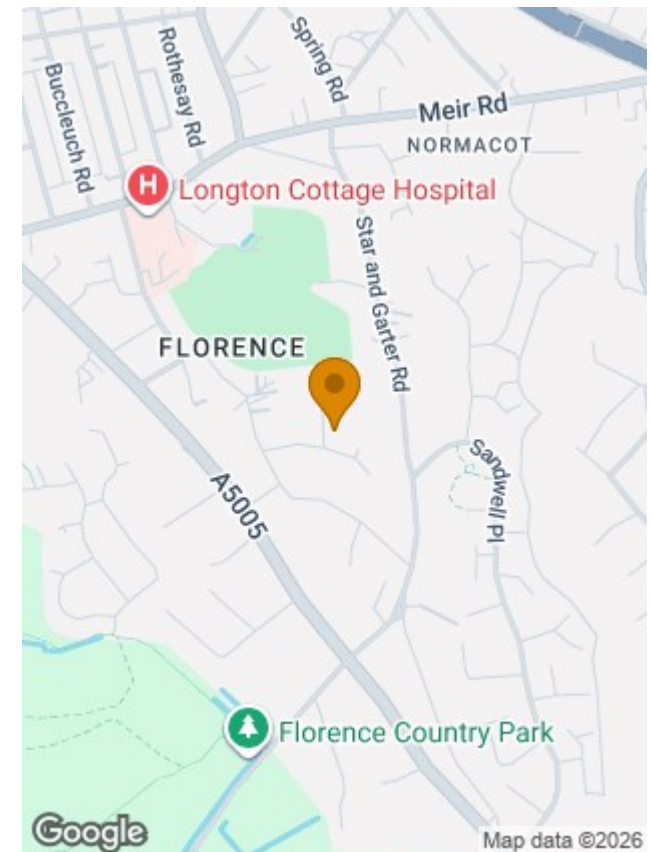
There is block paved paving and lawns to the front of the bungalow and a tarmac driveway for off road parking.

To the rear there is a patio area and lawns with borders.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 - 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 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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