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the best move you'll make

Estate Agents

Letting and Management Specialists



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

£175,000

- Ready To Move Into!
- Two Bedrooms
- Small Utility
- White Bathroom Suite
- Quite Cul-De-Sac Location
- Modern Fitted Kitchen With Dining Area
- Store/Games Room
- Two Car Driveway

A brilliant starter home, ready to move into!

As far as homes go, this one packs a punch and offers a great little property with lots of practicality. Located on the quiet cul-de-sac of Dovecote Place, Lightwood this two bedroom town house sits behind a generous front driveway suitable for two vehicles.

The accommodation consists of a tastefully appointed living room with a feature fireplace along with an exceptional gloss grey fitted kitchen with induction hob and electric oven. Upstairs both the bedrooms offer fitted wardrobes, feature panelled walls and excellent presentation and the bathroom has a modern white suite with shower over the bath.

Practicality continues with a large under stairs storage cupboard being utilised as a 'games room' along with a brilliant utility space where the central heating boiler and washing machine are located. The rear garden is immaculately landscaped with decking, artificial grass and even a summerhouse.

See our online virtual tour and for more information please contact us.



GROUND FLOOR

ENTRANCE PORCH

UPVC double glazed front door. Tiled flooring.

SMALL UTILITY

UPVC double glazed window. Worktop space. Plumbing for washing machine. Worcester combi boiler.

LIVING ROOM

14'2 x 12'8 (4.32m x 3.86m)

Fitted carpet. Two radiators. UPVC double glazed window. Feature fireplace. Stairs to the first floor.

STORE/GAMES ROOM

Under the stairs.

KITCHEN WITH DINING AREA

12'8 x 9'1 (3.86m x 2.77m)

Range of wall cupboards and base units in a gloss grey colour with integrated electric oven and induction hob. Tiled splashback. Plumbing for dishwasher. Low level LED lighting. Space for dining table and chairs. Radiator. Grey laminate flooring. UPVC double glazed patio doors and a UPVC double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft.

BEDROOM ONE

10'8 x 9'5 (3.25m x 2.87m)

Grey fitted carpet. Feature panelled walls. Radiator. Two UPVC double glazed windows. Large fitted wardrobe with mirrored doors.

BEDROOM TWO

10'6 x 7'11 (3.20m x 2.41m)

Fitted carpet. Radiator. Two UPVC double glazed windows. Feature panelled wall. Integral wardrobe and freestanding wardrobe.

BATHROOM

5'10 x 5'10 (1.78m x 1.78m)

Modern white suite consisting of a panelled bath with rain head shower and folding glass screen over, wash basin in vanity unit and wc. Illuminated mirror. Chrome heated towel rail radiator. Grey vinyl flooring. Spotlights.

OUTSIDE

There is a long double car width driveway to the front of the property.

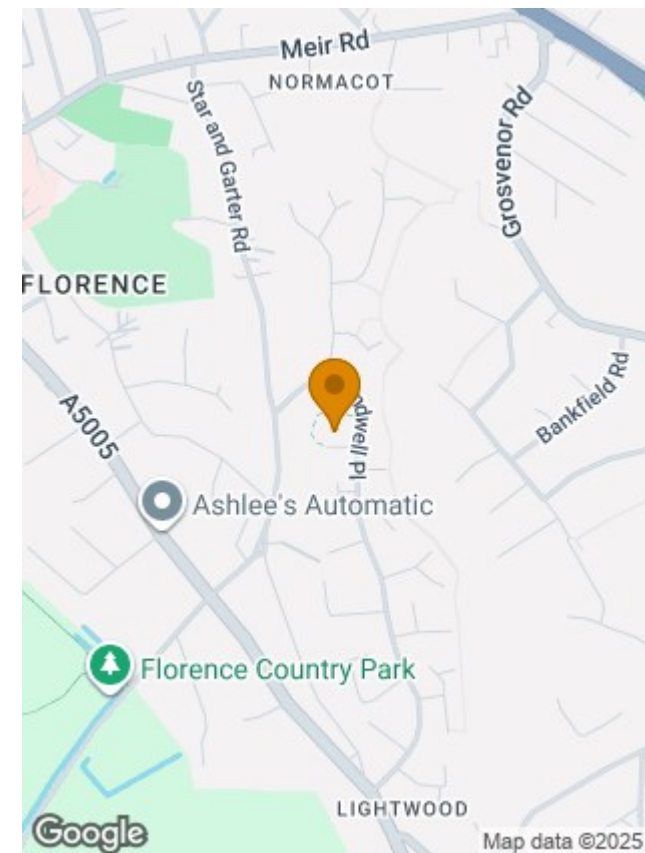
To the rear there is an immaculately landscaped garden which backs on to an open field and is not overlooked. There is decking, artificial grass and a...

SUJMMER HOUSE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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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