



441 Lightwood Road
Stoke-On-Trent



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

441 Lightwood Road

Stoke-On-Trent
ST3 7EX

This pre-war semi-detached house is pleasantly situated in a well-established residential area, being convenient for travelling to employment centres within the Potteries conurbation.

The property itself is in need of renovation and improvement, but has enormous potential, offering well-dimensioned rooms throughout. The accommodation consists to the ground floor: entrance hall, two living rooms, kitchen and rear porch with toilet and pantry off and to the first floor three good size bedrooms bathroom and separate toilet.

Externally driveway and garage provide off road parking facilities, and there are gardens to front and rear.

An ideal property for those requiring a renovation project or speculators.



Offers In The Region Of £160,000



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E



Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Porch

Entrance Hall

Radiator. Store off under stairs.

Lounge 14'9 into bay x 14'7 (4.50m into bay x 4.45m)

Fireplace with tiled surround and wooden mantel. Radiator. Upvc double glazed window.

Living Room 12'8 x 12' (3.86m x 3.66m)

Fireplace with tiled surround and wooden mantel. Radiator.

Kitchen 11'11 x 7'10 (3.63m x 2.39m)

With stainless steel sink unit and base units. Radiator.

Rear Porch 11'7 x 5'3 (3.53m x 1.60m)

Upvc double glazed. WALK-IN PANTRY AND TOILET OFF.

Stairs to Landing

Bedroom One 11'10 x 9'8 (3.61m x 2.95m)

Radiator. Upvc double glazed window.

Bedroom Two 11'11 x 9'5 (3.63m x 2.87m)

Radiator. Upvc double glazed window.

Bedroom Three 12' x 6'8 (3.66m x 2.03m)

Radiator. Upvc double glazed window. Wall mounted gas central heating boiler (not tested).

Bathroom

Fully tiled walls and suite comprising bath and wash basin.

Separate WC

Outside

Driveway provides off road parking facilities and leads to a DETACHED BRICK AND TILE GARAGE WITH STORE TO REAR.

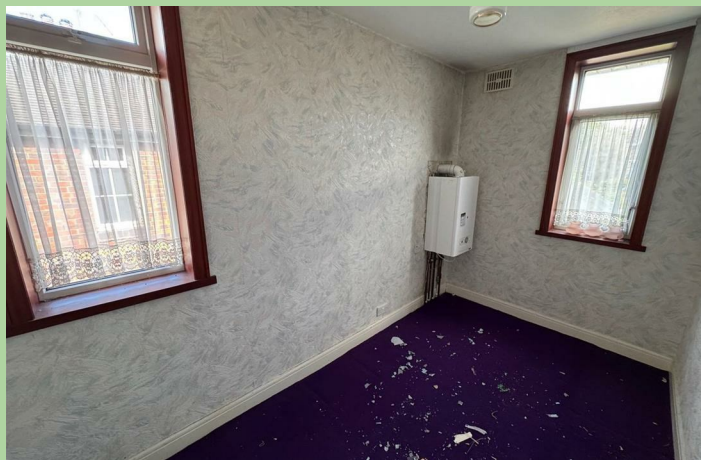
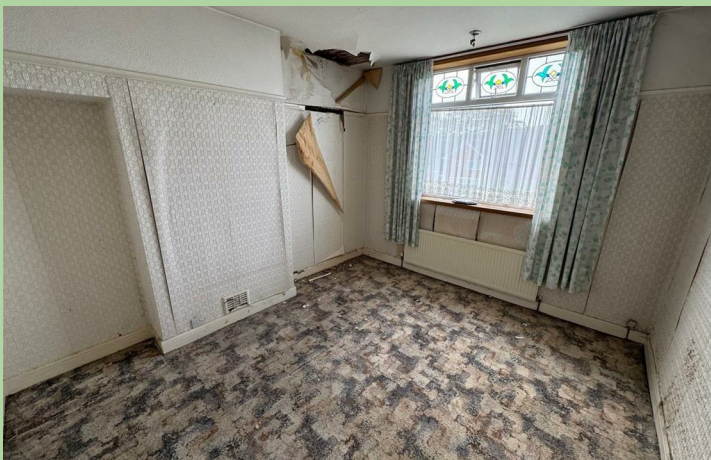
BUILT-IN STORE ROOM.

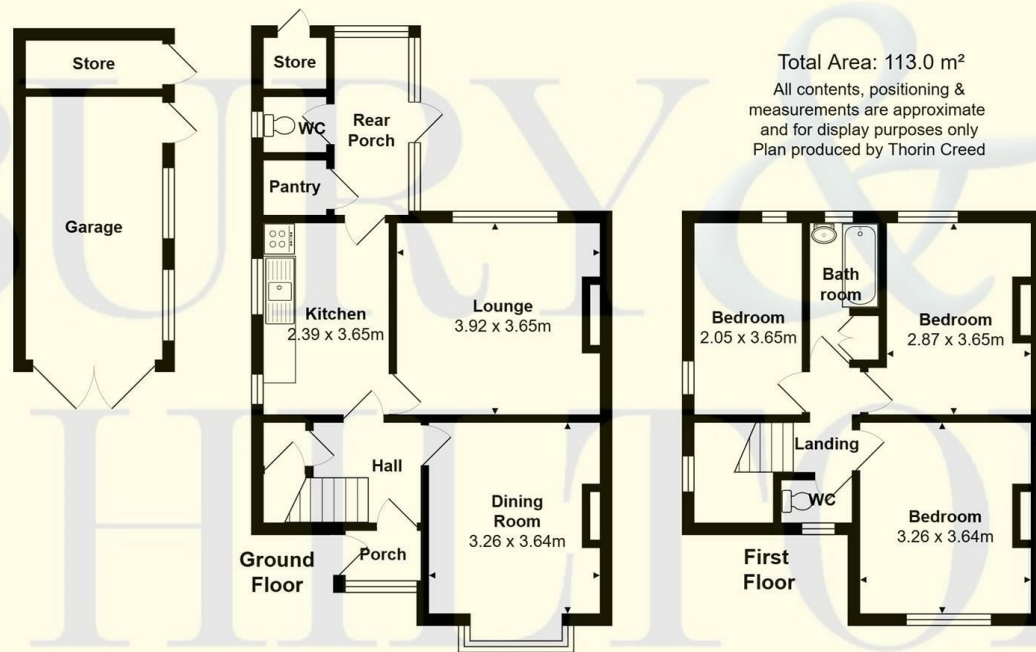
Gardens to front and rear.

Services

We anticipate all mains services are connected.

Predominantly upvc double glazed.





Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Bagshaws

Ashbourne 01335 342201

Bakewell 01629 812777

Uttoxeter 01889 562811

Bury & Hilton

Leek 01538 383344

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