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the best move you'll make

Estate Agents

Letting and Management Specialists



15 Queensmead Road, Lightwood, Stoke-On-Trent, ST3 7DB

£200,000

- Three Bed Semi-Detached
- Modern Kitchen Area
- Large Detached Garage
- UPVC Double Glazing
- Ground Floor Extension
- Separate Dining Area
- Off Road Parking
- Combi Boiler

A three bedroom semi detached house with ground floor extension!

Nestled in the popular residential area of Meir, this well-presented three-bedroom semi-detached home offers a fantastic opportunity for families or first-time buyers seeking versatility and potential.

The property benefits from a ground floor extension, creating a spacious and modern kitchen area – ideal for everyday family living and entertaining.

The layout flows well, with a welcoming entrance hall, generous living room, and a separate dining area.

Upstairs, you'll find three good-sized bedrooms and a well-appointed family bathroom which also provides a separate shower!

One of the standout features of this home is the large garage, currently used as a gym, with a separate workshop area to the rear – perfect for hobbyists, home businesses, or additional storage.

Externally, the property boasts a private rear garden and off-road parking to the front.

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



ENTRANCE HALL

UPVC double glazed front door. Tiled floor. Radiator. Access to the stairs.

LIVING ROOM

14'01 max x 14'01 max (4.29m max x 4.29m max)

UPVC double glazed window. Laminate flooring. Vertical radiator. Multi fuel burner with feature surround.

REAR RECEPTION ROOM

11'05 x 9'0 (3.48m x 2.74m)

Tiled floor. Radiator.

REAR HALL

Tiled floor. Storage area.

W/C

5'07 x 4'08 (1.70m x 1.42m)

UPVC double glazed window. Tiled floor. Radiator. W/C. Wash basin. Worcester combi boiler.

KITCHEN

15'11 x 6'11 (4.85m x 2.11m)

UPVC double glazed rear door and window. Tiled floor. Radiator. Stylish fitted kitchen with a range of wall cupboards and base units with ample worktop space. Integrated oven and grill, integrated electric hob with extractor fan. Low level spotlights.

FIRST FLOOR

LANDING

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM ONE

12'06 x 10'03 (3.81m x 3.12m)

UPVC double glazed window. Fitted carpet. Radiator.

BEDROOM TWO

10'11 x 10'03 (3.33m x 3.12m)

UPVC double glazed window. Fitted carpet. Fitted wardrobe.

BEDROOM THREE

8'11 x 7'0 (2.72m x 2.13m)

UPVC double glazed window. Fitted carpet. Radiator. Fitted storage unit.

BATHROOM

7'07 x 6'10 (2.31m x 2.08m)

UPVC double glazed window. Tile effect floor. Radiator. W/C, wash basin with vanity unit, bath tub, tiled shower enclosure. Fully tiled walls.

OUTSIDE

To the rear of the property there is a crazy paved patio area. Timber shed. Car port.

At the front of the property there is a driveway for off road parking and manageable gardens.

DETACHED GARAGE

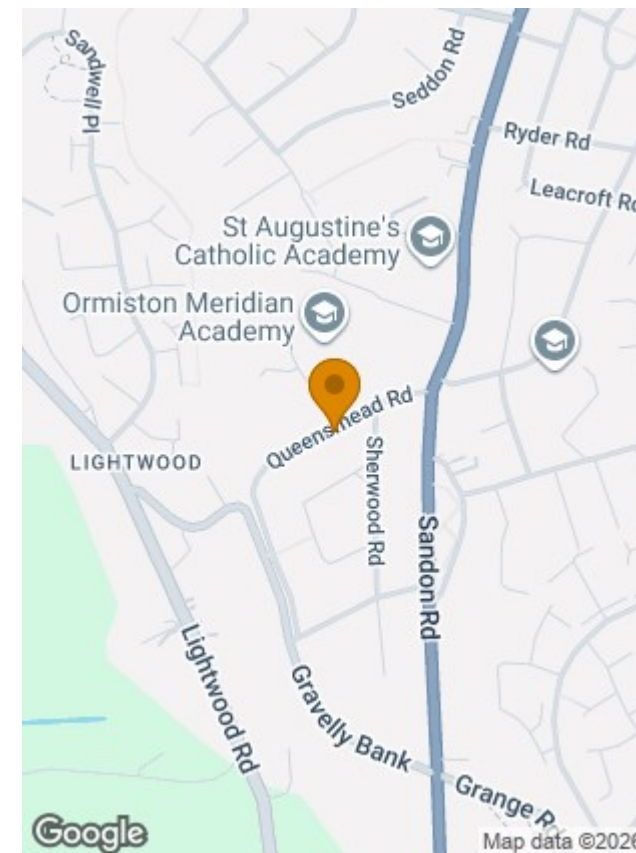
24'0 x 9'03 approximate measurements (7.32m x 2.74m/0.91m approximate measurements)

Brick garage utilised as a home gym with workshop to rear





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 - A



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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