

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



79 Highland Drive, Lightwood, Stoke-On-Trent, ST3 4TA

Offers Around

£288,000

- Four Bedrooms
- Beautiful Fitted Kitchen
- Family Bathroom With A White Suite
- Private Rear Garden
- Desirable Lightwood Location
- En-Suite
- Convenient To Amenities, Schools & Transport Links.
- Off Road Parking + Garage

Located on the desirable Highland Drive in Lightwood, this beautifully presented four-bedroom detached house offers spacious and stylish living throughout, perfect for families or those seeking a modern and comfortable home!

The rear of the property provides a beautiful kitchen designed with both functionality and style in mind which is ideal for everyday living and entertaining. The generous living spaces are bright and inviting, offering a perfect blend of open-plan flow and defined areas for relaxation.

Upstairs, the standout feature is the impressive master bedroom, complete with its own modern en-suite, providing a private retreat at the end of the day. Three further well-proportioned bedrooms offer flexibility for family, guests, or home working.

Situated in a quiet, family-friendly neighbourhood, this property also benefits from a private garden, driveway parking, and close proximity to local amenities, schools, and transport links.

Early viewing is highly recommended to fully appreciate all this fantastic home has to offer!
For more information contact us.



GROUND FLOOR

ENTRANCE HALL

Composite front door. Fitted carpet. Radiator. Stairs to the first floor.

LIVING ROOM

14'7 x 11'3 (4.45m x 3.43m)

UPVC double glazed window with bespoke shutter blinds. Laminate flooring. Radiator. Store cupboard. Feature gas fire.

STUNNING MODERN KITCHEN/DINER

23'4 x 9'7 (7.11m x 2.92m)

Two UPVC double glazed windows. UPVC double glazed patio doors leading into the garden. Part tiled/part laminate flooring. Radiator. Range of wall cupboards and base units with integrated electric hob, extractor, oven and microwave.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft.

MASTER BEDROOM

12'3 x 10'1 (3.73m x 3.07m)

Fitted carpet. Radiator. UPVC double glazed window with bespoke shutter blinds. Fitted wardrobe.

EN-SUITE

7'4 x 3'10 (2.24m x 1.17m)

Vinyl flooring. Radiator. UPVC double glazed window. Part tiled walls. Wash basin, wc and shower compartment.

BEDROOM TWO

12'1 x 8'7 (3.68m x 2.62m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes. Store cupboard.

BEDROOM THREE

10'2 x 7'5 (3.10m x 2.26m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM FOUR

8'8 x 7'9 (2.64m x 2.36m)

Fitted carpet. Radiator. UPVC double glazed window. Fitted wardrobes.

BATHROOM/WC

6'8 x 6'7 (2.03m x 2.01m)

Tiled floor. Part tiled walls. Radiator. Wc, wash basin and bath. UPVC double glazed window.

OUTSIDE

To the rear is a sizeable patio area with raised gardens featuring artificial lawns and plant beds.

There is a lawn and an external power socket to the front of the property along with a tarmac driveway providing parking for two vehicles.

GARAGE

17'3 x 8'3 approx (5.26m x 2.51m approx)

Accessed externally. Up and over door. Combi boiler.

TENURE

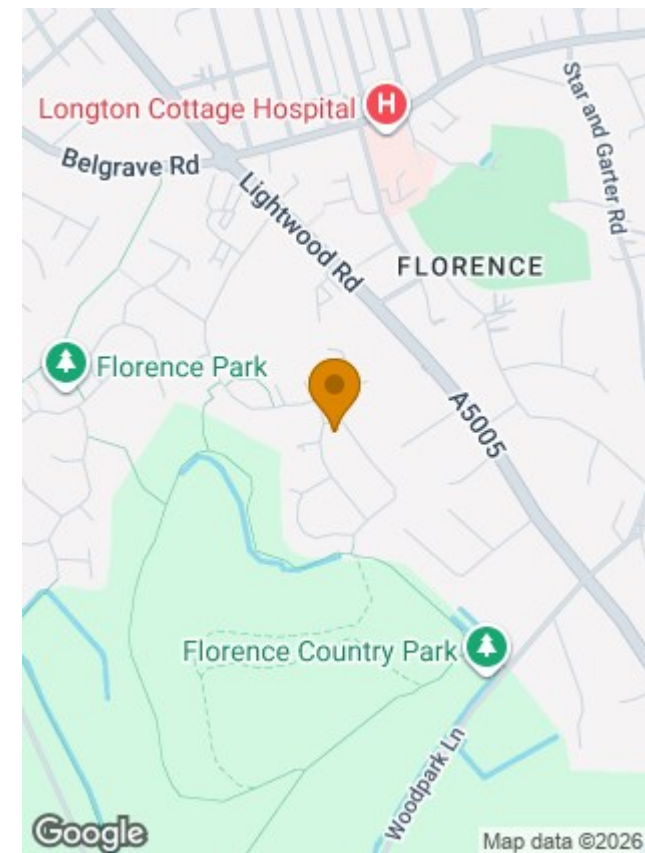
There is a 999 year lease from 5 May 1998

There is also a charge of £60 per annum in respect of ground rent.





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		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

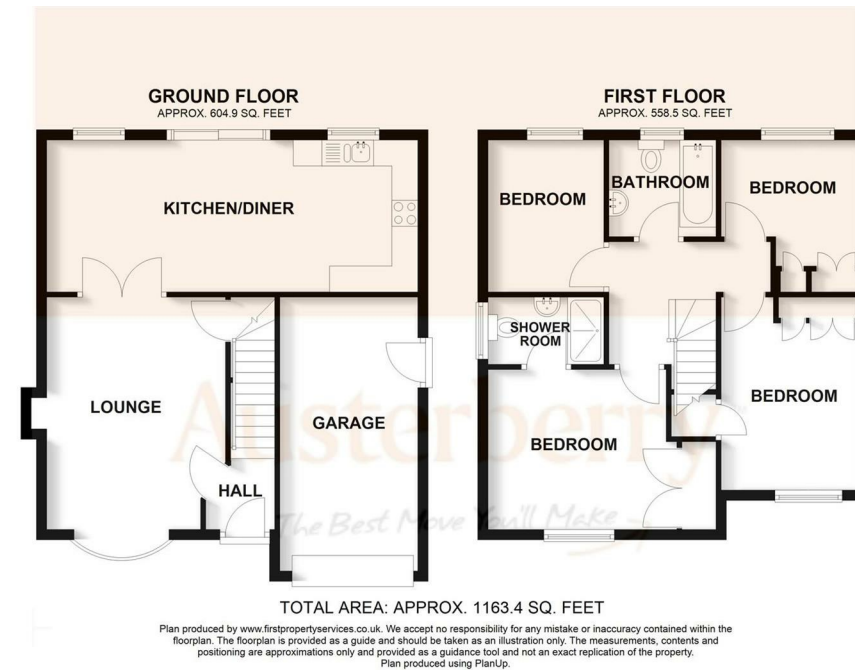
Tenure - Freehold

Council Tax Band - D



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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