



Roma Close | Lightwood | Stoke-on-Trent | ST3 4TF

£260,000

IDEAL FAMILY HOME, GREAT LOCATION, NO UPWARD CHAIN.

This well presented three bedroom detached family home occupies a prime cul-de-sac position within a much sought after residential development. The property is also within easy reach of local amenities, schools, commuter and transport networks. The accommodation comprises, entrance hall, lounge, dining room, kitchen, three bedrooms, en-suite and family bathroom. Externally there is a driveway, garage and gardens to the front and rear. Viewings are strongly recommended.



Property Description

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ENTRANCE HALL

Double glazed entrance door to the front elevation, radiator and staircase leading to the first floor.

LOUNGE

15' x 12' 7" (4.57m x 3.84m) Coal effect gas fire with feature hearth and surround, two radiators, coving to the ceiling, under stairs storage cupboard, upvc double glazed bay window to the front elevation and archway leading to the dining room.

DINING ROOM

9' 1" x 7' 11" (2.77m x 2.41m) Radiator, coving to the ceiling and double glazed sliding patio door leading to the rear garden.

KITCHEN

9' 1" x 7' 8" (2.77m x 2.34m) Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating inset one and a half bowl sink and single drainer with mixer tap. Built in electric oven, gas hob and extractor fan. Plumbing for a washing machine, radiator, part tiled walls and upvc double glazed window to the rear elevation.

FIRST FLOOR LANDING

Loft access and upvc double glazed window to the side elevation.

MASTER BEDROOM

12' 6" (max) x 8' 5" (3.81m x 2.57m) Fitted wardrobes, coving to the ceiling, radiator, upvc double glazed window to the front elevation and archway leading to the ensuite.

ENSUITE

Shower cubicle, pedestal wash hand basin, radiator and extractor fan.

BEDROOM TWO

9' 6" x 8' 1" (2.9m x 2.46m) Radiator and upvc double glazed window to the rear elevation.

BEDROOM THREE

8' 1" x 6' 3" (2.46m x 1.91m) Coving to the ceiling, radiator and upvc double glazed window to the rear elevation.

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and low level w/c. Radiator, part tiled walls, extractor fan and upvc double glazed window to the side elevation.

EXTERIOR

To the front of the property there is a lawn garden and a driveway providing off road parking, extending to the side and leading to a garage with up and over door. To the rear of the property there is a block paved patio and enclosed lawn garden with woodland beyond.

GENERAL INFORMATION

Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred.

These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

Market Appraisal

Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details on the different types of surveys available and for a specific quotation please contact our Survey Department on 01782 260222 (please note that we are unable to provide a survey on properties that we are selling).

42/60/31



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements