

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



15 Alanbrook Grove, Lightwood, Stoke-On-Trent, ST3 7ES

£180,000

- Watch Our Online Video Tour!
 - Useful Loft Room
 - Brick Garage
 - Delightful Gardens
- Prime Lightwood Location
 - Gas Combi Boiler
 - Block Paved Drive
 - No Chain!

Built as a semi-detached bungalow with two bedrooms but now able to offer useful additional space thanks to the creation of a loft room with open plan staircase from bedroom two on the ground floor.

This property occupies a delightful plot, has a block paved driveway leading to a detached brick garage, the benefit of gas central heating from a combi boiler and there is no onward chain to complicate your purchase.

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Fitted carpet. Radiator.

BEDROOM ONE

12'11" into bay x 10'10" (3.94 into bay x 3.30)

Fitted carpet. Double radiator. UPVC double glazed bay window.

BEDROOM TWO/STUDY

Fitted carpet. Radiator. UPVC double glazed window. Built in wardrobes and shelving. Open plan stairs leading to the first floor.

BATHROOM

8'10" x 5'9" (2.69 x 1.75)

A modern bathroom! Tiled walls. Vinyl flooring. White suite consisting of a low level wc, pedestal wash basin and shaped bath with shower and screen over. Radiator. Timber double glazed window.

LOUNGE

14'2" x 12'5" (4.32 x 3.78)

Fitted carpet. Double radiator. Living flame effect electric fire and tiled hearth. Double glazed window and door (all with fitted vertical blinds) leading out onto the patio.

KITCHEN WITH DINING AREA

15'9" x 8'9" (4.80 x 2.67)

Vinyl flooring. Range of wall cupboards, base units and worktops with integrated gas hob, cooker hood, under oven and fridge. Concealed Baxi gas combi boiler. Timber double glazed window to the side of the room. UPVC double glazed window to the rear. Timber double glazed external door. Additional composite double glazed external door.

FIRST FLOOR

LANDING

Fitted landing carpet.

LOFT CONVERSION/ROOM

12'9" x 12'1" (3.89 x 3.68)

Fitted carpet. Access to under eaves storage area. UPVC double glazed window.

OUTSIDE

There is a pleasant rear garden with lawn, greenhouse, shed and well stocked borders as well as a terraced front garden with lawn and beds.

A block paved driveway leads to the...

DETACHED BRICK SINGLE GARAGE






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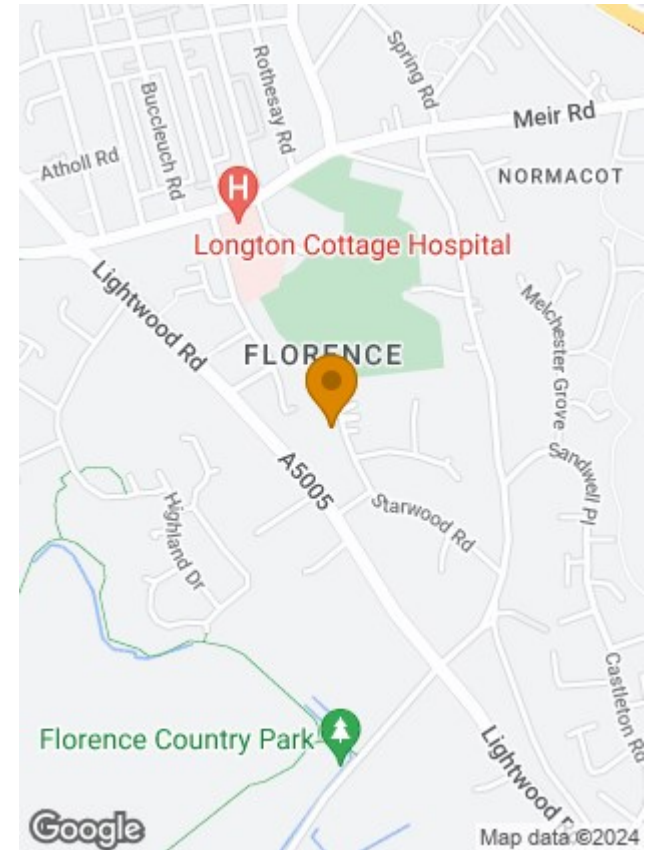
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	68
England & Wales	EU Directive 2002/91/EC 	



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MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - C



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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