

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



9 Ayreshire Grove, Lightwood, Stoke-On-Trent, ST3 4TL

£215,000

- Watch Our Online Video Tour!
- En-Suite Shower Room
- Large Open Plan Lounge And Dining Room
- Parking For Two Cars
- Close To Schools And Neighbourhood Shops
- Three Bedrooms
- Fully Fitted Kitchen + Appliances
- South/South Westerly Garden
- Useful Utility Room
- Not To Be Missed!

A great family sized house in a great location on the ever popular Florence Estate at Lightwood!

You'll definitely be surprised by the extent of the accommodation on offer here which includes a small but extremely well fitted kitchen with a breakfast bar and integrated appliances, a big open plan lounge and dining room at the rear facing South/South West and a very useful utility room formed by converting part of the garage.

Upstairs all three bedrooms are of a really sensible size so that instead of the usual configuration of two double bedrooms and a tiny box room this house offers an impressive master bedroom with an en-suite shower room and two additional bedrooms of very useable size.

This semi-detached house is actually located in a short side road off Ayreshire Grove itself and there are only three properties in the road.

See our online virtual tour and for more information call or email us.



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GROUND FLOOR

ENTRANCE HALL

Tiled floor. Radiator. Open archway leading into the...

FULLY FITTED KITCHEN

9'10" x 6'8" (3.00 x 2.03)

Very well fitted! White wall cupboards and base units with a high gloss finish to include a breakfast bar and integrated electric hob, cooker hood and under oven, dishwasher and fridge. Part tiled walls. UPVC double glazed window with fitted venetian blinds. Concealed Vaillant gas central heating boiler.

UTILITY ROOM

11'4" x 7'6" (3.45 x 2.29)

Single drainer stainless steel sink. Plumbing for washing machine. Space for dryer and freezer. Lots of useful storage space. Extractor.

OPEN PLAN LOUNGE AND DINING ROOM

5.59 x 4.24 max 3.12 min

Laminate flooring. Two double radiators. UPVC double glazed window. UPVC double glazed patio doors leading out into the garden. Feature fireplace with living flame effect electric fire. Interesting open plan staircase leading to the first floor.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Radiator. Access to the loft. Airing cupboard with insulated hot water cylinder and electrical immersion heater.

BEDROOM ONE

11'8" x 10'11" (3.56 x 3.33 (3.55 x 3.32))

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

EN-SUITE SHOWER ROOM

6'10" x 6'5" max (2.08 x 1.96 max)

Tiled floor and walls. UPVC double glazed window with fitted venetian blinds. White pedestal wash basin, low level wc and walk in shower.

BEDROOM TWO

9'10" x 9'5" (3.00 x 2.87)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

8'8" x 7'1" (2.64 x 2.16)

Laminate flooring. Radiator. UPVC double glazed window.

BATHROOM/WC

6'11" x 5'6" (2.11 x 1.68)

White suite including shower fitting to the bath, pedestal wash basin and low level wc. Part tiled walls. Radiator. UPVC double glazed window.

OUTSIDE

There's space to park two cars at the front of the house and the up and over garage door leads into a useful storage area. There is also an electric car charging point and an outside tap.

The enclosed rear garden faces South South West and features a paved patio and paths, lawn and timber garden shed.





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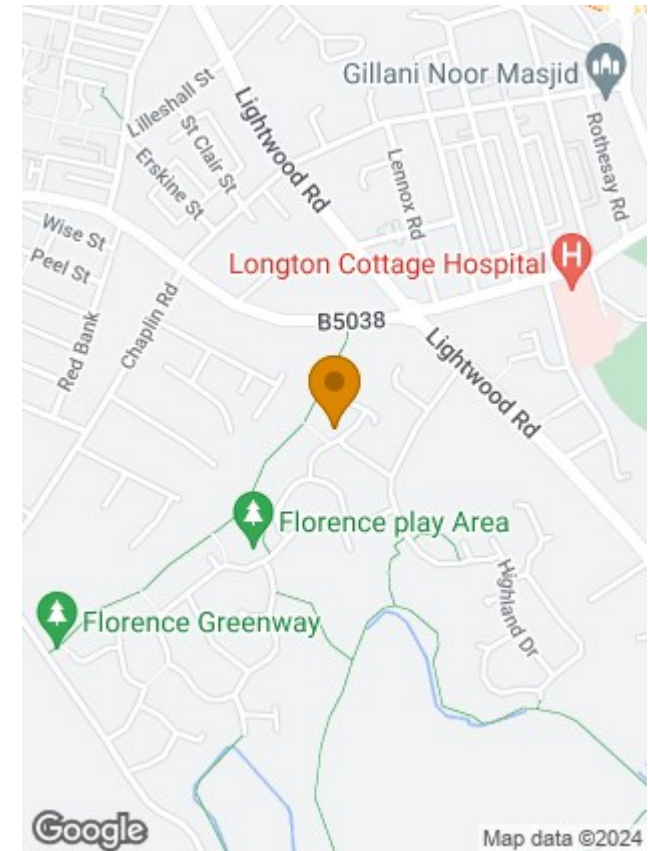
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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MATERIAL INFORMATION

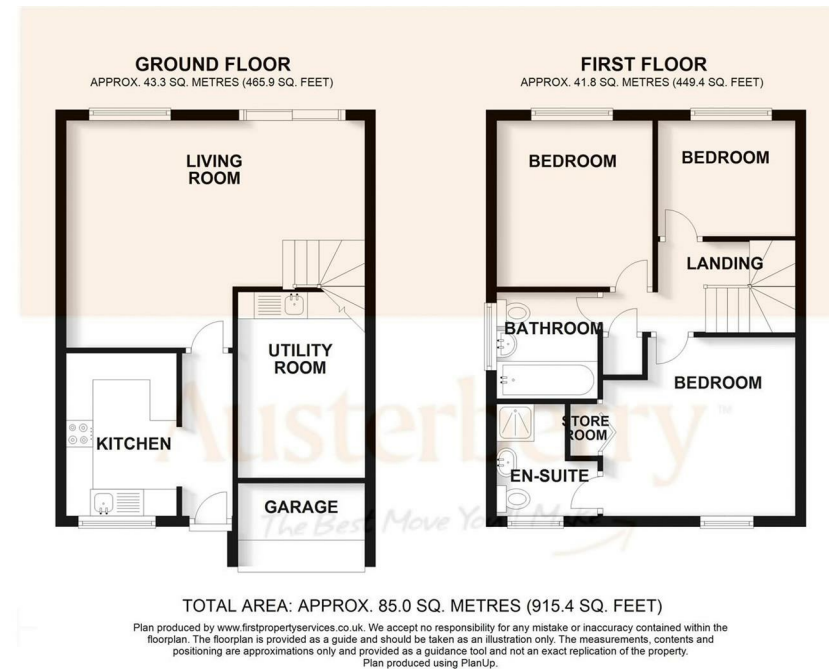
Tenure - Freehold

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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