

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



28 Star & Garter Road, Lightwood, Stoke-On-Trent, ST3 7HS

£265,000

- Watch Our Online Video Tour
- Fully Modernised Interior
- Potential And Space For Extension
- Popular Location
- Ready To Move Into
- Three Bedrooms
- Long Drive And Garage
- Chain Free!

TRADITIONAL APPEARANCE... MODERN INTERIOR!

Here is a chain-free detached house that is ready to move into. The property has a modernised interior and stands on a really large plot with clear potential for extension, subject to appropriate consent being obtained.

The accommodation at present features three sensibly proportioned bedrooms, a modern bathroom, refitted kitchen and large reception room.

There's gas central heating from a combi boiler, UPVC double glazing and a long tarmac driveway with plenty of scope for additional vehicle parking.

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



GROUND FLOOR

RECEPTION HALL

12'7 x 8'5 (3.84m x 2.57m)

UPVC double glazed double entrance door. Fitted mat and carpet. Radiator. Spotlights. Under stairs storage cupboard.

LIVING ROOM

16'9 x 12'5 (5.11m x 3.78m)

Fitted carpet. Radiator. Three UPVC double glazed windows. UPVC double glazed double doors leading out into the rear garden.

FITTED KITCHEN

9'1 x 8'4 (2.77m x 2.54m)

Part tiled walls. Range of wall cupboards and base units with a high gloss grey finish. Soft close drawers and doors together with integrated electric hob, stainless steel cooker hood and under oven. Grey laminate look vinyl flooring. Spotlights. Two UPVC double glazed window.

REAR HALL

Grey laminate look vinyl flooring. UPVC double glazed external door.

WC

Grey laminate look vinyl flooring. White low level wc. Small timber single glazed window. Main gas comb boiler for central heating and hot water.

FIRST FLOOR

SPACIOUS LANDING

Fitted stair and landing carpets.

BEDROOM ONE

10'8 x 10'6 (3.25m x 3.20m)

Fitted carpet. Radiator. UPVC double glazed window.

MODERN BATHROOM

8'5 x 8'5 (2.57m x 2.57m)

White tiled walls and black vinyl flooring. White suite featuring a shaped bath with a rain head shower and screen over, low level wc, wash basin within a white fitted unit. Black vertical radiator. UPVC double glazed window. Spotlights.

BEDROOM TWO

12'11 x 8'7 (3.94m x 2.62m)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

11'0 x 7'11 (3.35m x 2.41m)

Fitted carpet. Radiator. UPVC double glazed window.

OUTSIDE

Long tarmac driveway. Detached single garage. Extensive gardens.





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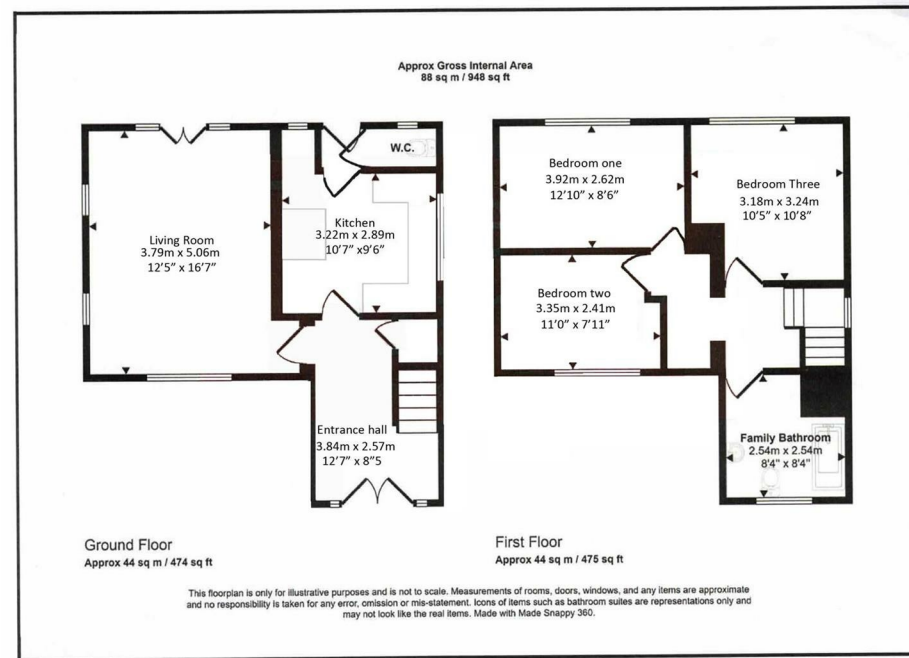
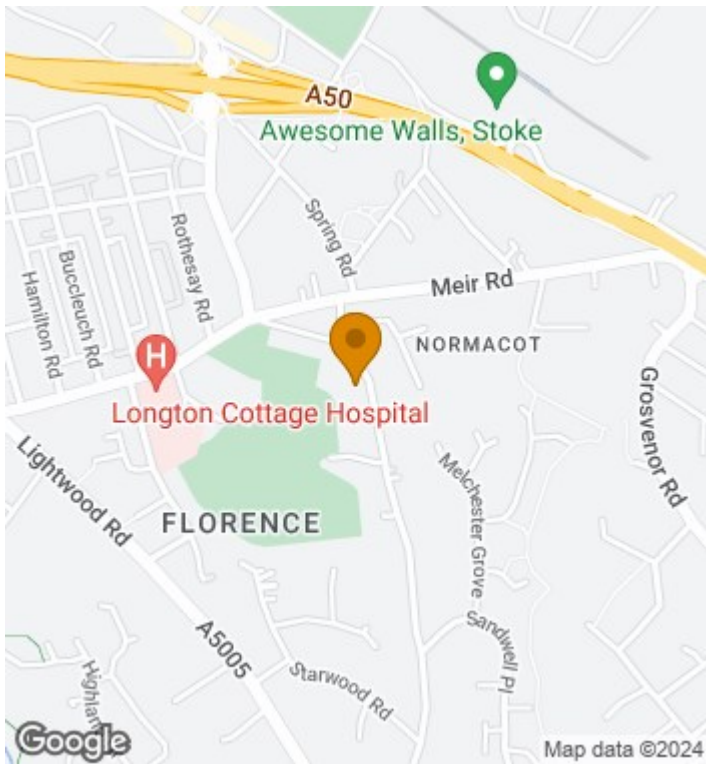
MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(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	



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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