



Lightwater Grove, Stoke-On-Trent, ST2 7PP.
Offers in Excess of £180,000

Est. 1930
**Whittaker
& Biggs**

Lightwater Grove, Stoke-On-Trent, ST2 7PP.

This three bedroom detached family home is nestled within a cul de sac location and located on a substantial plot. The property boasts excellent off street parking, having a driveway located to the front/side for a number of vehicles and low maintenance garden to the rear.

The property has the addition of a conservatory to the rear, spacious open plan living/dining room, contemporary shower room and having the convenience of being located within close proximity to the A53.

You're welcomed into the property via the entrance porch, then into the living/dining room, with staircase to the first floor, granite hearth and ample space for a dining table and chairs.

Located to the rear of the property is a Upvc double glazed conservatory, which has a private position, providing views over the garden. The modern high gloss kitchen is equipped with space for a washing machine, fridge, freezer, electric oven, hob, extractor, access to the side of the property and understairs storage.

To the first floor the landing provides access to the three bedrooms, with bedroom three having fitted wardrobe and overhead storage. The white shower room has a contemporary cistern, vanity unit with storage beneath, corner shower with chrome fitment, niche storage and airing cupboard housing the immersion heated tank.

Externally to the frontage is a tarmac driveway, well stocked bedding area, gated access to the side having further parking. The rear garden is laid to patio, raised gravel area with well stocked borders. A viewing is highly recommended to appreciate this homes convenient cul de sac location, low maintenance gardens and further potential.

Situation

This home has great commuting links to both the Staffordshire Moorlands and Stoke-on-Trent, being situated just off the A53 'Leek New Road'. The property is in the catchment of popular local schools and canal walks are on the doorstep.



Entrance Porch

UPVC double glazed window to the side elevation, UPVC double glazed door to the front elevation.

Living Room 14' 6" x 12' 8" (4.41m x 3.86m)

Radiator, UPVC double glazed window to the front elevation, staircase to the first floor, granite hearth.

Dining Room 9' 5" x 7' 9" (2.86m x 2.36m)

Radiator, UPVC double glazed patio doors to the Conservatory.

Conservatory 9' 1" x 8' 8" (2.78m x 2.64m)

Being of UPVC double glazed construction, UPVC double glazed door to the side elevation.

Kitchen 9' 5" x 6' 5" (2.88m x 1.96m)

Range of fitted high gloss units to the base and eye level, stainless sink unit with drainer, plumbing for washing machine, space for fridge and freezer, four ring ceramic electric hob, fan assisted oven, extractor above, tiled splashbacks, wall mounted Glow Worm boiler, UPVC double glazed window to the rear elevation, , UPVC double glazed door to the side elevation, radiator, under stair storage cupboard.

First Floor

Landing

UPVC double glazed window to the side elevation, loft access.

Bedroom One 11' 7" x 7' 11" (3.52m x 2.41m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Two 10' 10" x 7' 11" (3.31m x 2.41m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Three 7' 11" x 6' 5" (2.42m x 1.96m)

Fitted wardrobes, overhead storage, radiator, UPVC double glazed window to the rear elevation.

Bathroom 7' 9" x 6' 4" (2.35m x 1.92m)

Cupboard housing Immersion heated tank, concealed WC, vanity wash hand basin with storage beneath, corner shower with chrome fitment, Niche storage, chrome heated ladder radiator, UPVC double glazed window to the rear elevation, fully tiled.

Externally

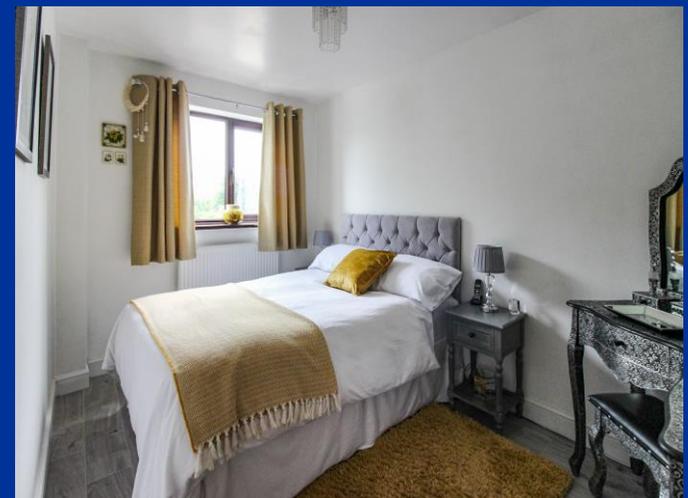
To the front is tarmac driveway, area laid to gravel, well stocked, patio area, courtesy lighting, gated access to the side with further driveway. To the rear is raised gravel area, patio area, well stocked borders, fenced boundaries.



Note:
Council Tax Band: C

EPC Rating: E

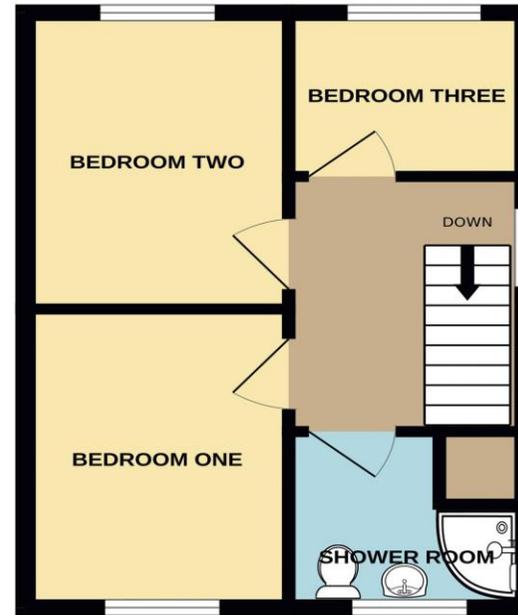
Tenure: believed to be Freehold



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Directions

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street
Leek
Staffordshire
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**