



59 Light Oaks Avenue

Light Oaks, Stoke-On-Trent, ST2 7NF

Plant an acorn and watch it make roots and develop into the beautiful OAK tree! Well come and plant your roots firmly at this stunning detached bungalow on Light OAKS Avenue! Nestled away down a private lane surrounded by mature trees and open views to the rear this spacious bungalow sits on a sizeable plot and offers modern and contemporary living. Boasting a lounge, modern fitted kitchen/diner, dining room, three double bedrooms and contemporary bathroom. Externally the property benefits from ample off road parking to the front with a large sweeping driveway leading down the side of the property and detached garage. To the rear the garden is laid to lawn and framed with mature trees and shrubbery with an open aspect to the rear. Located in the extremely popular area of Light Oaks, in close proximity to local amenities. Is it time to plant your seed? Your new home is ready to grow! Call today and book a viewing!

£299,999

59 Light Oaks Avenue

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- SPACIOUS DETACHED BUNGALOW
- FITTED KITCHEN/DINER
- FAMILY BATHROOM
- DESIRABLE LOCATION
- SITTING ON A SIZEABLE PLOT
- CONSERVATORY
- AMPLE OFF ROAD PARKING & GARAGE
- LOUNGE & DINING ROOM
- THREE BEDROOMS
- LARGE REAR GARDEN

Entrance Hall

20'1" x 11'10" (6.14 x 3.61)

The property has a double glazed entrance door to the side aspect. Loft access hatch. Wall mounted electric wall heater.

Lounge

16'1" x 11'7" (4.92 x 3.54)

A double glazed bay window overlooks the front aspect. Fireplace housing electric fire. Television point. Two wall mounted electric heaters.

Dining Room

10'8" x 9'1" (3.27 x 2.77)

Double doors with glazed insets lead into the lounge with a double glazed window to the side aspect. Wall mounted electric heater.

Kitchen

11'4" x 10'0" (3.47 x 3.06)

A double glazed window overlooks the front aspect. Fitted with a range of wall and base storage units with inset Asterite sink unit and side drainer. Coordinating work surface areas with partly tiled walls and tiled flooring. Integrated electric oven and hob with cooker hood above. Integrated fridge and space and plumbing for washing machine. Storage cupboard housing hot water cylinder and space for table and chairs.

Conservatory

10'10" x 9'10" (3.31 x 3.00)

A UPVC conservatory with double glazed windows overlooks the side and rear aspect coupled with a double glazed access door to the garden. Tiled flooring and wall mounted electric heater.

Bedroom One

16'5" x 10'5" (5.02 x 3.19)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes and storage cupboards up and over the bed space. Wall mounted electric wall heater.

Bedroom Two

11'4" x 10'7" (3.46 x 3.25)

A double glazed patio door leads into the conservatory. Wall mounted electric heater.

Bedroom Three

8'4" x 8'0" (2.55 x 2.44)

A double glazed window overlooks the side aspect. Wall mounted electric heater.

Bathroom

6'6" x 6'2" (1.99 x 1.89)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and shaver point. Wall mounted electric heater.

EXTERIOR

To the front the property has a sweeping tarmac driveway leading down the side of the property to the detached garage, with mature shrubbery and trees. There is also extra off road parking opposite the main driveway. To the rear the property sits on a sizeable plot laid to lawn with paved patio areas, mature trees and shrubbery. The property has a side access gate and a hedge border to the rear with an open aspect.

Detached Garage

Up and over door with a double glazed window to the side aspect. Power and lighting.

Council Tax Band

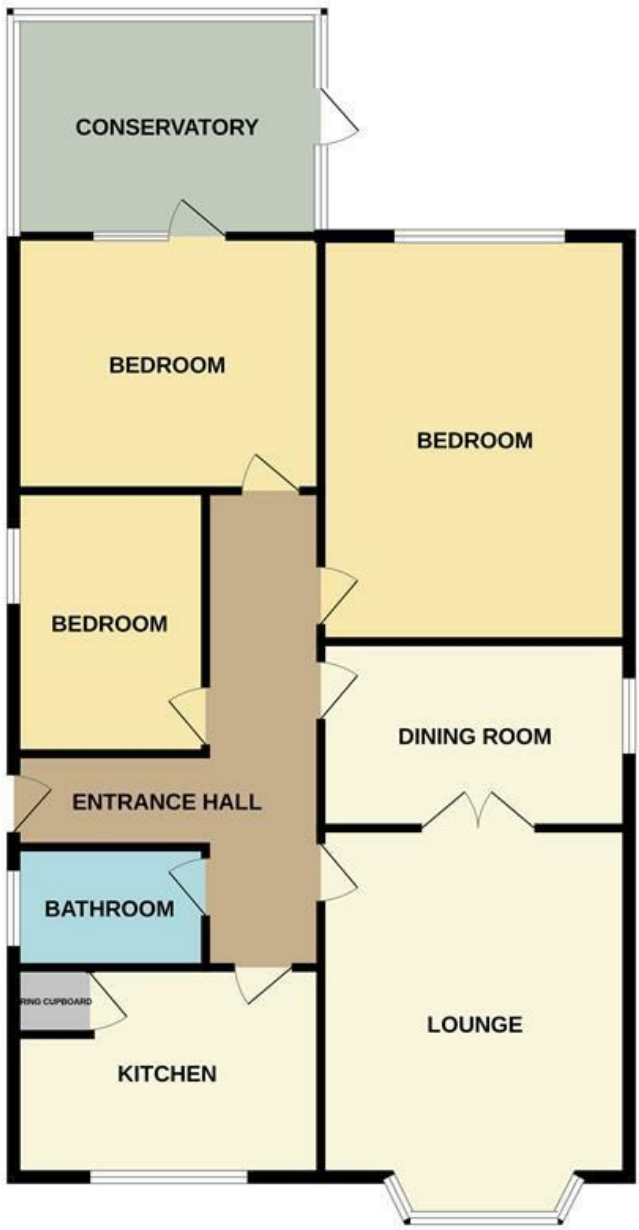
Council Tax Band- D.

Purchaser should seek guidance upon completion.



Floor Plan

GROUND 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.
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