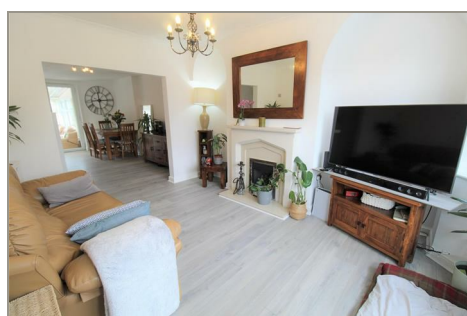




232 Lightwood Road Dresden, Stoke-On-Trent, ST3 4JZ

Finding the property search, frustrating and endless? If you have answered yes, its time to make LIGHT work of it, as I have your search sorted, I offer you LIGHTwood Road. An immaculate and spacious semi detached property in the popular area of Dresden, close to local amenities and excellent commuter links to A50. The accommodation on offer comprises a open plan, lounge/dining room, modern fitted kitchen, conservatory, downstairs cloakroom, two double bedrooms and a contemporary bathroom suite. Externally the property benefits from a block paved driveway to the front and a fully enclosed rear garden laid to paving with access to the garage at the rear. Are you feeling a lot LIGHTer? Now your search is over. Call today to book a viewing.

£155,000

232 Lightwood Road

Dresden, Stoke-On-Trent, ST3 4JZ



- IMMACULATE SEMI DETACHED
- OPEN PLAN LOUNGE/DINING ROOM
- FITTED KITCHEN
- CONSERVATORY
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES
- EXCELLENT COMMUTTER LINKS

GROUND FLOOR

Entrance Hall

The property has a double glazed entrance door to the front aspect coupled with a double glazed window to the side. Radiator. Stairs leading to the first floor.

Open Plan Lounge/Dining Room

Lounge Area

14'10" x 10'10" (4.54 x 3.31)

A double glazed bay window overlooks the front aspect. Fireplace housing gas fire. Television point and radiator.

Dining Room Area

16'3" x 8'5" (4.97 x 2.57)

Double glazed patio doors lead into the conservatory. Space for table and chairs and radiator. Open arch looks into kitchen.

Side Hall

A double glazed access door leads out to the side aspect.

Kitchen

12'11" x 5'5" (3.95 x 1.67)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated double electric oven, gas hob and microwave. Space

and plumbing for fridge/freezer and washing machine.

Cloakroom

5'3" x 2'10" (1.61 x 0.87)

A double glazed window overlooks the side aspect. Low level W.C. Partly tiled.

Conservatory

11'9" x 9'9" (3.60 x 2.99)

A UPVC conservatory with double glazed windows overlooking the side and rear aspect with double glazed patio doors leading out to the rear garden. Television point and tiled flooring. Radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the side aspect. Loft access hatch. Ceiling spotlights.

Bedroom One

11'6" x 9'11" (3.53 x 3.03)

A double glazed bay window overlooks the front aspect. Two storage cupboards one with a double glazed window to the side and plumbing available for shower unit. Radiator.

Bedroom Two

10'10" x 7'9" (3.31 x 2.38)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

6'0" x 6'0" (1.85 x 1.85)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and flooring. Ladder style towel radiator.

EXTERIOR

To the front the property has a block paved driveway with shrub borders and a paved pathway leading to the front entrance and down the side of the property. To the rear the property is laid to paving with flower bed borders and an artificial lawned area. Garden shed and access into the garage.

Garage

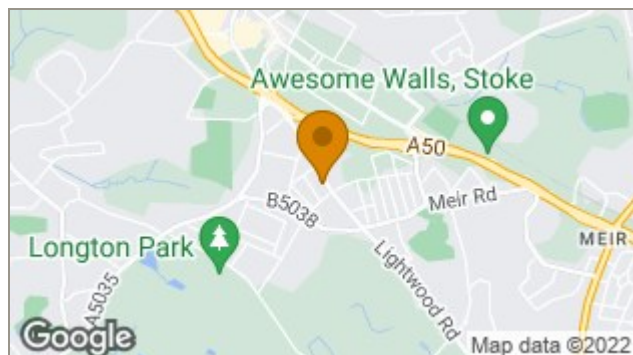
19'3" x 9'6" (5.89 x 2.91)

Up and over door, side access door and window to the side and rear aspect. Power and lighting.

Council Tax Band

Council Tax Band B.

Purchaser should seek confirmation prior to completion





Floor Plan



TOTAL FLOOR AREA : 1377 sq.ft. (127.9 sq.m.) approx.

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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