



61 Light Oaks Avenue

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

Even the mighty OAK tree once started as the smallest of acorns, that firmly planted their feet and began to root. Plant roots here at this spacious detached bungalow in the sought after Light OAKS Avenue and begin your next chapter home chapter. Boasting a large lounge, fitted kitchen, three bedrooms and family bathroom and en-suite to the master bedroom. Externally there is a off road parking to the front and a lawned rear garden framed with mature trees. Sold with no upward chain it is ready for the taking, take you acorn get it planted and watch it grow into your new home! Call today to book a viewing.

Offers in the region of £260,000

61 Light Oaks Avenue

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- SPACIOUS DETACHED BUNGALOW
- KITCHEN
- DETACHED GARAGE AND AMPLE OFF ROAD PARKING
- EXTREMELY SOUGHT AFTER LOCATION
- THREE BEDROOMS
- NO UPWARD CHAIN
- LOUNGE
- LARGE REAR GARDEN

Entrance Hall

12'4" x 11'8" (3.77 x 3.56)

The property has a double glazed entrance door to the front aspect. Loft access hatch. Wall mounted storage heater.

Bedroom One

17'2" x 10'2" (5.25 x 3.12)

A double glazed window overlooks the front aspect. Fitted with wardrobes. Television point. Wall mounted storage heaters.

Bathroom

7'3" x 6'3" (2.23 x 1.91)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with shower overhead, low level W.C and wash hand basin. Fully tiled walls.

Lounge

19'7" x 12'6" (5.98 x 3.83)

Double glazed patio doors lead out to the rear. Television point. Two wall mounted storage heaters.

En-Suite

10'5" x 4'10" (3.20 x 1.48)

A double glazed window overlooks the side aspect. Fitted with a suite comprising shower unit, low level W.C and vanity hand wash basin. Partly tiled walls and extractor fan.

EXTERIOR

The property has a tarmac driveway to the front with ample off road parking and mature trees and shrubbery. To the rear there is a large sized garden with paved area and mature trees and shrubbery. Greenhouse.

Kitchen

10'8" x 10'0" (3.26 x 3.07)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated double electric oven and hob with cooker hood above. Space for fridge/freezer and plumbing for washing machine. Storage cupboard. Telephone point. Wall mounted storage heater.

Bedroom Two

12'3" x 10'0" (3.75 x 3.07)

A double glazed window overlooks the front aspect. Fitted with wardrobes. Wall mounted storage heaters.

Garage

Up and over door and window to side.

Bedroom Three

8'9" x 8'8" (2.69 x 2.66)

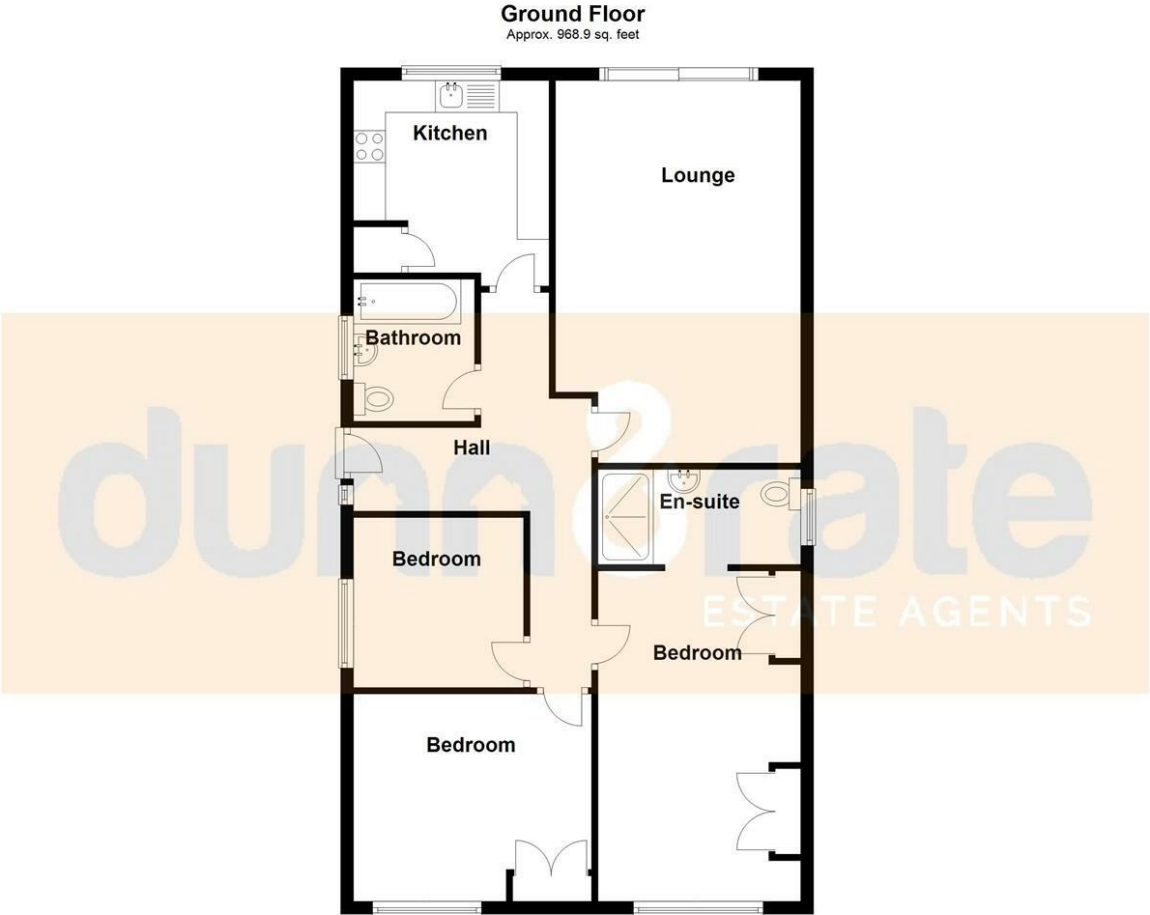
A double glazed window overlooks the side aspect. Wall mounted storage heater.

AGENTS NOTES

The property is not currently connected to mains Gas, independent advice should be sought.



Floor Plan



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

