



ESTATE AGENTS

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Woodpark Lane, Lightwood, Stoke-On-Trent, ST3 7EJ

**Offers in the
region of
£230,000**

- * Spacious semi-detached family home
- * Sought-after Lightwood location
- * Generous plot with attractive frontage
- * Extensive driveway providing parking for numerous vehicles
 - * Detached garage/store
 - * Ideal family home

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Woodpark Lane, Lightwood, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

An exceptional family home occupying a generous plot with extensive off-road parking, offering spacious and well-appointed accommodation in one of Lightwood's most desirable residential locations.

Positioned on the ever-popular Woodpark Lane, Belmont presents an excellent opportunity to acquire a substantial three-bedroom semi-detached home that perfectly combines generous living space with practicality for modern family life.

Set well back from the road, the property immediately impresses with its expansive block-paved driveway, providing parking for multiple vehicles, together with an detached garage/store and gated side access.

Stepping inside, a welcoming entrance hall leads to a spacious lounge, creating a comfortable and inviting environment for relaxing with family. The separate dining room offers the ideal setting for entertaining or everyday dining, whilst the fitted kitchen provides ample storage and workspace to cater for the demands of busy family life.

To the first floor, the accommodation continues with three well-proportioned bedrooms and a family bathroom. Bedroom Three benefits from its own en suite shower room, offering flexibility as a guest suite, teenager's room or private space for multi-generational living.

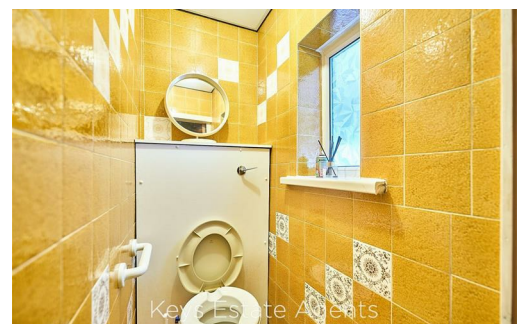
Outside, the property's generous frontage and impressive driveway are complemented by side access leading to the rear, with scope to further enhance the outdoor space to suit individual requirements.

Situated within easy reach of highly regarded schools, local amenities, commuter routes and the open spaces of Lightwood and neighbouring countryside, Belmont enjoys an enviable position that will appeal to families and professionals alike.

Homes offering this combination of plot size, parking and versatile accommodation are rarely available, making early viewing highly recommended.

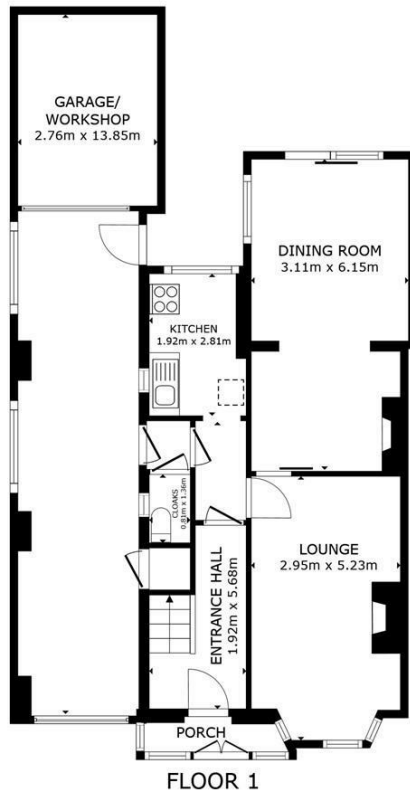


Woodpark Lane, Lightwood, Stoke-On-Trent,



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROSS INTERNAL AREA
FLOOR 1 87.6 m² FLOOR 2 51.4 m²
TOTAL : 139.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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