



# ESTATE AGENTS

*... the key to a successful move*



Keys Estate Agents

**Lightwood Road, Stoke-On-Trent, ST3 7HD**

**Offers in the  
region of  
£375,000**

- \* FANTASTIC THREE BEDROOM SEMI DETACHED HOUSE
- \* SPLENDID VIEWS IN A SOUGHT AFTER LOCATION
- \* LARGE GARAGE DRIVE \* PLENTY OF OFF ROAD PARKING
- \* VIEWING IS A MUST

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

# Lightwood Road, Stoke-On-Trent,

## ACCOMMODATION

### DESCRIPTION

A fantastic three bedroom Semi Detached House which is perfect for the growing family, situated in a popular location with easy access to the A50 Stoke-Derby link road. The accommodation comprises: Entrance hall, lounge, dining room, kitchen, cloaks. To the first floor there are three bedrooms and a family bathroom. Externally there is a drive providing ample off road parking. Gardens to the front and rear offering splendid views. Additional benefits include uPVC Double glazing and Central heating . GREAT FAMILY HOME

### GROUND FLOOR

#### ENTRANCE HALL

Ceiling light point, radiator, stairs leading to the first floor

#### LOUNGE 20'4" x 13'0" (6.21 x 3.98)

Feature fire surround housing a multi fuel burner, ceiling light point, radiator, T.V. aerial point, uPVC double glazed window with front aspect.

#### DINING ROOM 12'11" x 9'10".150'11" (3.95 x 3.46)

Feature fire surround, ceiling light point, radiator, T.V. aerial point, uPVC double glazed window with front aspect.

#### KITCHEN 17'0" x 13'5" (5.20 x 4.10)

Fitted with a range of wall and base units and co-ordinating work tops, gas cooker point, Belfast sink with mixer tap, space for appliances. Ceiling light point, radiator, uPVC double glazed window, uPVC exterior door.

#### CLOAKS

Fitted with a two piece white suite comprises: low level w.c. Pedestal, wash hand basin, Ceiling light point, radiator.

### FIRST FLOOR

#### BEDROOM ONE 14'11" x 11'6" (4.57 x 3.51)

Ceiling light point, radiator, uPVC double glazed window

#### BEDROOM TWO 11'7" x 11'7" (3.54 x 3.55)

Ceiling light point, radiator, uPVC double glazed window

#### BEDROOM THREE 8'1" x 8'4" (2.47 x 2.56)

Ceiling light point, radiator, uPVC double glazed window

#### BATHROOM 8'3" x 10'7" (2.52 x 3.23)

Fitted with a four piece white suite comprises: Free standing bath, separate shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, uPVC double glazed window.

#### TANDEM GARAGE 29'10" x 10'5" (9.1m x 3.2m)

### EXTERNALLY

To the front is a large lawn and a drive leading to a large garage. To the rear is an enclosed garden with patio seating area, and a lawn.



# Lightwood Road, Stoke-On-Trent,

## GENERAL INFORMATION

### Services

We believe all are available.

### Tenure

Assumed to be freehold.

### Viewing

Strictly by appointment with the agents. 01782 399911

### Council Tax Band

For details of council tax band telephone  
(01782) 234567 SOT

### Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

## MORTGAGE ADVICE

Independent Mortgage Advice with 100's of lenders to choose from. Our Mortgage Advisor can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 399911. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor



First Floor

Lightwood Road, Lightwood FLOOR PLAN



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT  
Written quotations of credit terms available on request. A life assurance policy may be required