



Pittsburgh Close,
Lightwood, Stoke-on-
Trent



OneAgency

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Offers in Excess of £450,000

An executive five bedroom detached residence located set back off Lightwood Road. The property benefits from an electric gated entrance, impressive fitted kitchen/diner with french doors, private rear garden and two en suites. The property is located in Lightwood which is a popular residential location, close to local amenities, commuter links and nearby schools. Viewing is highly advised!





Ground Floor

Hallway

5.08m x 2.13m (16' 8" x 7' 0") Entered through the composite front door, under stairs storage and vinyl flooring.

Guest W/C

1.85m x 0.79m (6' 1" x 2' 7") A useful downstairs low level W/C, hand wash basin, part tiled walls and vinyl flooring.

Lounge

4.61m x 3.93m (15' 1" x 12' 11") Two double glazed windows to the front, feature wall, radiator and carpet flooring.

Kitchen/Diner

7.32m x 3.72m (24' 0" x 12' 2") A stunning fitted kitchen with a range of wall and base units with worktops, integral oven with gas hob and extractor fan over, integral fridge/freezer and dishwasher, breakfast bar area, french doors to the rear garden, space for a dining table, radiator, double glazed window to the rear and vinyl flooring.

Utility Room

2.51m x 1.91m (8' 3" x 6' 3") A useful space with cupboards and worktops with plumbing for a washing machine, space for a dryer, stainless steel sink basin, UPVC door to the side, double glazed window to the rear and vinyl flooring.

First Floor

Bedroom One

4.07m x 3.72m (13' 4" x 12' 2") A juliet balcony to the rear with double glazed windows, radiator and carpet flooring.

En Suite

2.44m x 1.08m (8' 0" x 3' 7") A walk in shower unit, hand wash basin, low level W/C, chrome towel radiator, part tiled walls and vinyl flooring.

Bedroom Two

6.13m x 2.51m (20' 1" x 8' 3") A double glazed window to the front and side, radiator and carpet flooring.

Bedroom Three

3.95m x 2.74m (13' 0" x 9' 0") A double glazed window to the front, radiator and carpet flooring.

Bedroom Four

2.95m x 2.44m (9' 8" x 8' 0") A double glazed window to the front, radiator and carpet flooring.

Bathroom

1.84m x 0.87m (6' 0" x 2' 10") A white suite with bath, walk in shower unit, vanity hand wash basin, low level W/C, chrome towel radiator, part tiled walls, double glazed window to the rear and vinyl flooring.

Second Floor

Bedroom Five

5.42m x 4.66m (17' 9" x 15' 3") A double glazed window to the front, radiator, two wardrobes and carpet flooring.

En Suite

3.05m x 1.09m (10' 0" x 3' 7") A walk in shower unit, hand wash basin, low level W/C, chrome towel radiator, part tiled walls and vinyl flooring.

External

Front - Electric gated access to the property, tarmac driveway providing off road parking for multiple vehicles.

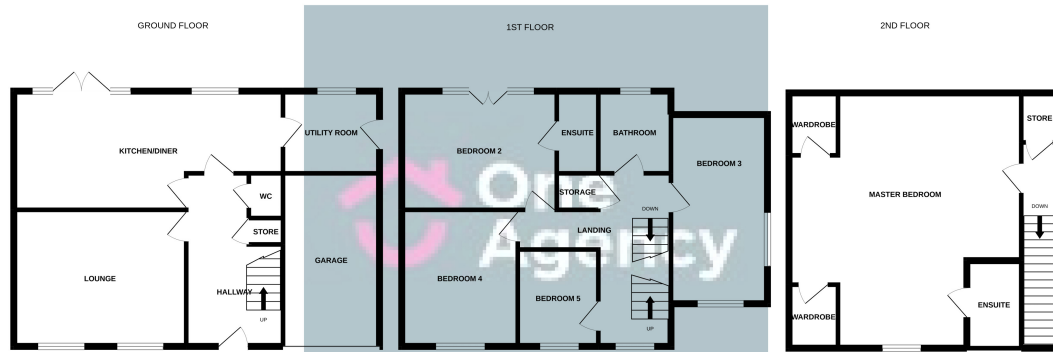
Rear - A tiered garden consisting of a patio path, lawned section, timber staircase to second tier with a further lawned area and beyond is mature trees with fenced borders.

Garage

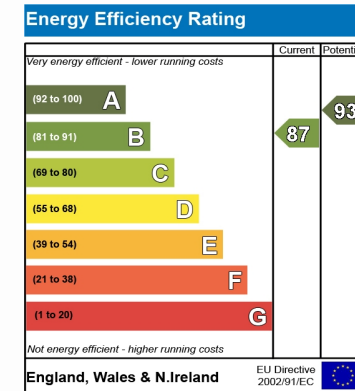
5.46m x 2.57m (17' 11" x 8' 5") An up and over door and boiler mounted to the wall.

AGENTS NOTES

We understand there is currently an annual charge of around £300 per annum in place which includes access fee of electric gates, CCTV and lighting.



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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