



Wingrove Avenue,
Lightwood



OneAgency

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£175,000

A very well presented, semi detached house situated in a popular residential location, with a cul de sac position. The property benefits from a first floor shower room in addition to a ground floor bathroom, which is ideal for families. There is also an alarm system, off road parking, patio area's and a rear garden with decking. Viewing is highly recommended to appreciate this property.





GROUND FLOOR

Living Room

4.04m max x 3.31m max (13' 3" x 10' 10")
Double glazed window to the front, feature fireplace, radiator, doors into kitchen.

Kitchen/Diner

5.42m max x 2.55m max (17' 9" x 8' 4")
Two double glazed windows to rear, door to side, fitted with a range of wall, base and drawer storage units, fitted oven and hob, stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, radiator, wall mounted boiler.

Bathroom

1.99m x 1.93m (6' 6" x 6' 4")
Double glazed frosted window to side, bathroom suite comprising of panelled bath with electric shower above, WC and hand wash basin, tiled floor, tiled walls, built in storage, heated towel rail.

FIRST FLOOR

Landing

Double glazed window to side.



Bedroom One

3.80m max 3.26m max (12' 6" x 10' 8")
Double glazed window to front, radiator.

Bedroom Two

3.29m x 2.88m (10' 10" x 9' 5")
Double glazed window to rear, radiator, access to loft.

Bedroom Three

2.84m x 2.08m (9' 4" x 6' 10")
Double glazed window to rear, radiator.

Shower Room

1.59m x 1.46m (5' 3" x 4' 9")
Shower cubicle with electric shower, WC, hand wash basin, radiator, tiled walls.

Outside

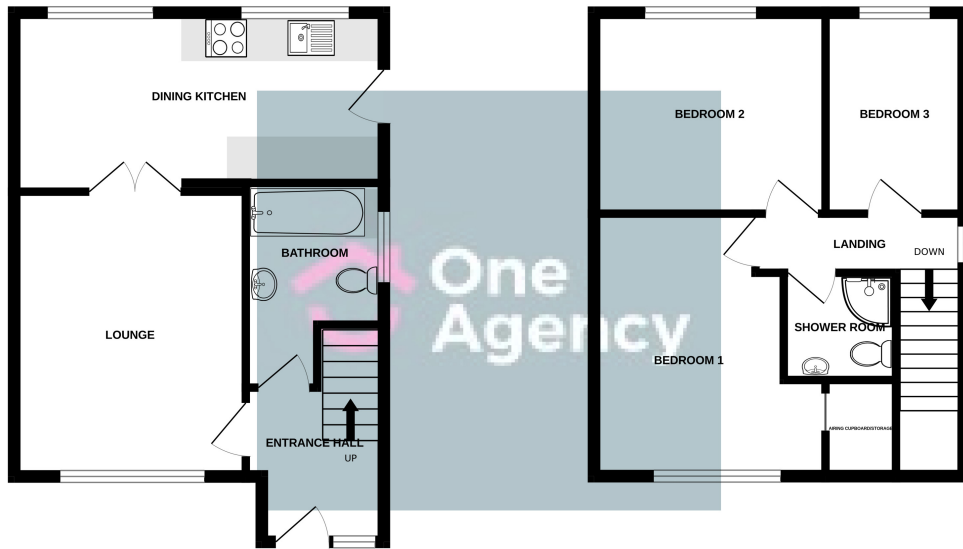
Driveway providing off road parking, lawn to the front. Useful side area leading to the rear. Rear patio area with steps up to lawn with decking area and garden shed, outside tap.

Agents Notes

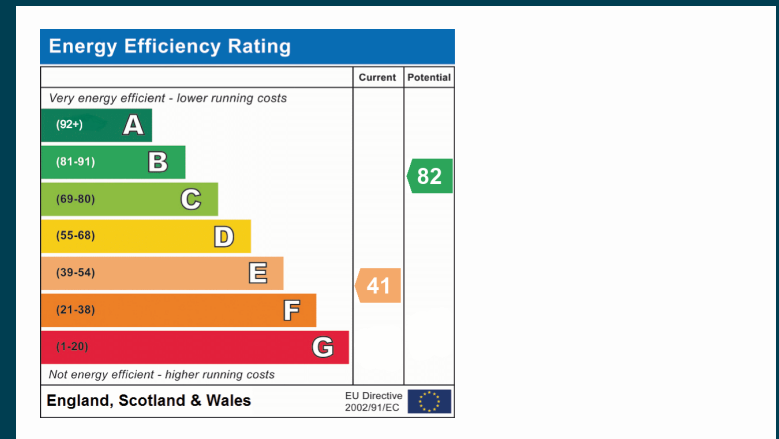
Council Tax Band C
Stoke on Trent Council

GROUND FLOOR

1ST FLOOR



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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