



Seaton Close,
Lightwood, Stoke-on-
Trent



OneAgency

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Offers in Region of £210,000

A three bedroom detached property in the sought after location of Lightwood. The property benefits from a tarmac driveway to the front for off road parking, generous accommodation throughout and a good sized private rear garden. Located close to amenities, schools and commuter links such as A500, A50 & M6. Viewing is highly advised. No Chain!





Ground Floor

Hall

Composite side door and carpet flooring.

Lounge

4.52m x 3.53m (14' 10" x 11' 7") A double glazed bay window, fireplace and surround, radiator and carpet flooring.

Dining Room

2.76m x 2.28m (9' 1" x 7' 6") French doors to the conservatory, radiator and carpet flooring.

Conservatory

3.26m x 2.09m (10' 8" x 6' 10") UPVC door to the garden, double glazed windows and laminate flooring.

Kitchen

3.25m x 2.75m (10' 8" x 9' 0") A range of wall and base units with worktops, space for a cooker, plumbing for a washing machine, space for a fridge and freezer, stainless steel sink basin, UPVC rear door, double glazed window and vinyl flooring.

Guest W/C

1.31m x 1.02m (4' 4" x 3' 4") A low level W/C, hand wash basin, double glazed window, radiator and vinyl flooring.



First Floor

Bedroom One

3.61m x 2.67m (11' 10" x 8' 9") Double glazed windows, storage cupboard, radiators and carpet flooring.

Bedroom Two

2.84m x 2.37m (9' 4" x 7' 9") A double glazed window, storage cupboard, radiator and carpet flooring.

Bedroom Three

2.65m x 1.80m (8' 8" x 5' 11") A double glazed window, radiator and carpet flooring.

Shower Room

2.08m x 1.87m (6' 10" x 6' 2") A walk in shower unit, vanity hand wash basin, low level W/C, double glazed window, radiator and laminate flooring.

External

Front - A tarmac driveway to the front for off road parking.

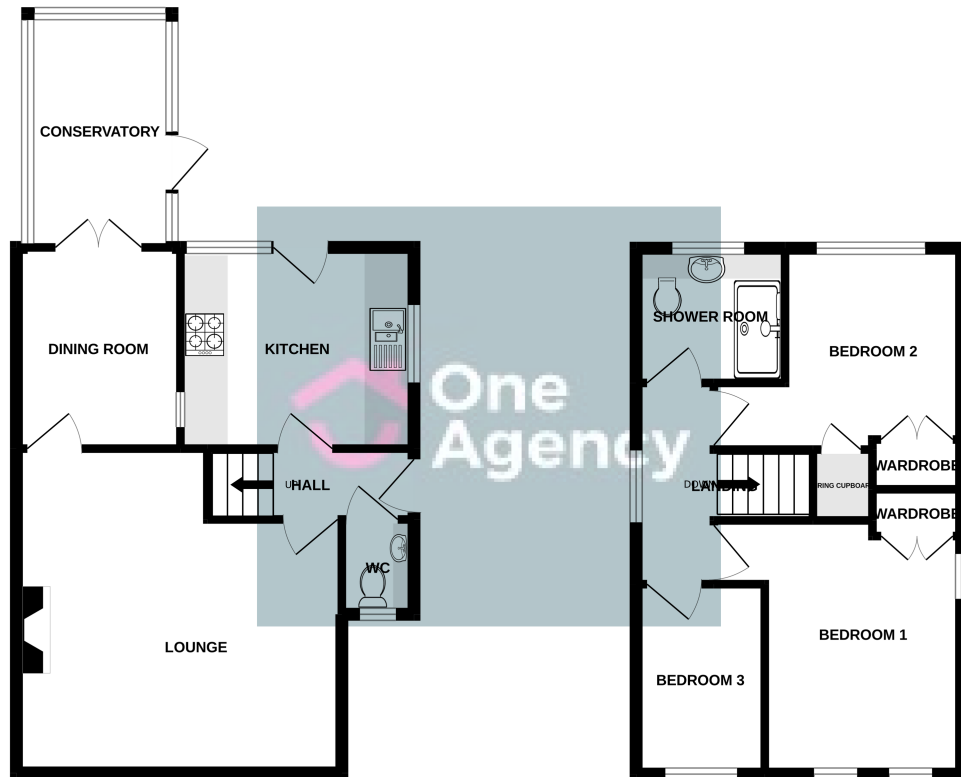
Rear - Paved patio area, lawned section, shed and fenced borders.

AGENTS NOTES

The council tax band is A. The local authority is Stoke-on-Trent.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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