



Pittsburgh Close,
Lightwood



OneAgency

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Offers in Excess of £475,000

An executive six 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 with a family bathroom. 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

4.31m x 2.16m (14' 2" x 7' 1") Composite front door, under stairs storage cupboard and vinyl flooring.

Lounge

4.31m x 3.57m (14' 2" x 11' 9") An electric fireplace and surround, double glazed front window and carpet flooring.

Study

2.65m x 2.50m (8' 8" x 8' 2") A double glazed window to the front and carpet flooring.

Guest W/C

1.71m x 0.89m (5' 7" x 2' 11") A low level W/C, hand wash basin, part tiled walls and vinyl flooring.

Kitchen/Diner

8.65m x 3.05m (28' 5" x 10' 0") A range of wall and base units with worktops, stainless steel sink basin with mixer tap, integral oven with gas hob rings and extractor over, integral dishwasher, french doors to the rear garden, double glazed windows to the rear and vinyl flooring.

Utility Room

1.70m x 1.66m (5' 7" x 5' 5") A stainless steel sink basin with mixer tap, plumbing for a washing machine and space for a dryer, UPVC side door and vinyl flooring.

First Floor

Bedroom One

3.62m x 3.54m (11' 11" x 11' 7") A juliet balcony to the rear, en suite and carpet flooring.

En Suite

2.65m x 1.16m (8' 8" x 3' 10") A walk in shower unit with glass screen, hand wash basin, low level W/C, part tiled walls, chrome towel radiator, double glazed window and vinyl flooring.

Bedroom Four

3.88m x 2.69m (12' 9" x 8' 10") A double glazed window to the front, radiator and carpet flooring.

Bedroom Five

3.66m x 2.94m (12' 0" x 9' 8") A double glazed window to the front, radiator and carpet flooring.

Bedroom Six

2.53m x 2.38m (8' 4" x 7' 10") A double glazed window to the rear, radiator and carpet flooring.

Second Floor

Bedroom Two

5.35m x 2.70m (17' 7" x 8' 10") A double glazed window to the front, en suite, storage cupboard, radiator and carpet flooring.

En Suite

3.62m x 1.11m (11' 11" x 3' 8") A walk in shower unit with glass screen, hand wash basin, low level W/C, chrome towel radiator, double glazed window and vinyl flooring.

Bedroom Three

5.14m x 3.66m (16' 10" x 12' 0") A double glazed window to the front, radiator and carpet 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.

Detached Garage

5.30m x 2.93m (17' 5" x 9' 7") An up and over door, electric power.

AGENTS NOTES

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

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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