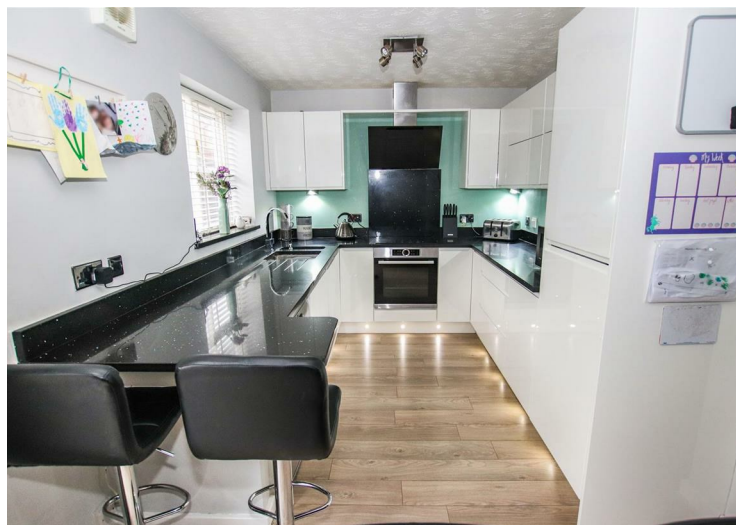


63 Highland Drive,, Lightwood, Stoke-On-Trent, Staffordshire, ST3 4TA



Freehold O.I.R.O. £229,950

Bob Gutteridge Estate Agents are delighted to be instructed to market this beautifully presented and much improved modern day detached home situated on this modern residential development in Lightwood. The property offers a spacious and open plan living arrangement to suit a modern days family's needs and in brief comprises of entrance hall, lounge, beautiful modern fitted kitchen / diner with granite work surfaces and to the first floor are three generous sized bedrooms along with a first floor bathroom and en-suite shower room off the master bedroom. Externally the property offers gardens to front and rear along with off road parking and an integral garage. As you would expect the property offers double glazing along with gas central heating. Internal Inspection Is A Must !

ENTRANCE HALL

With part panelled part frosted front access door with inset lead pattern and stained glass effect, artex to ceiling, pendant light fitting, single panelled radiator, oak effect laminate flooring, Honeywell thermostat and door leads off to;

LOUNGE 4.19m x 3.25m (13'9" x 10'8")

With double glazed window to front and side aspects, artex to ceiling, pendant light fitting, wall mounted log effect electric fire, t.v. aerial point, double plus single panelled radiators, power points, oak effect laminate flooring, t.v. aerial socket, door to built in store, stairs to first floor landing and access off to;



FITTED KITCHEN / DINER 5.84m x 2.54m (19'2" x 8'4")

With double glazed window to rear, double glazed aluminium sliding patio door to rear, a range of base and wall mounted high gloss storage cupboards providing ample domestic cupboard and drawer space, granite work surface with integrated twin sink unit with mixer tap above, built in four ring ceramic hob unit with oven beneath plus extractor hood above, granite upstands plus splashback, integrated fridge/freezer, space for automatic washing machine, space for dishwasher with plumbing, kickboard spotlight fittings, pendant light fitting, four lamp light fitting, under cupboard lighting, oak effect laminate flooring, power points and double panelled radiator.



FIRST FLOOR LANDING

With double glazed frosted window to side, artex to ceiling, smoke alarm, two lamp light fitting, access to loft space and doors to rooms including;



FIRST FLOOR BATHROOM 1.85m x 1.80m (6'1" x 5'11")

With double glazed frosted window to side, extractor fan, two inset spotlight fittings, ceramic half wall tiling with travertine effect border tile, a white suite comprising of low level duel flush w.c., pedestal sink unit, panelled bath unit with mixer tap with hair attachment, oak effect laminate flooring and modern chrome towel radiator.



BEDROOM ONE (FRONT) 3.73m x 3.00m (12'3" x 9'10")

With double glazed window to front, artex to ceiling, pendant light fitting, single panelled radiator, power points, t.v. aerial connection and door leads off to;



EN-SUITE SHOWER ROOM 2.01m x 1.63m (6'7" x 5'4")

With double glazed frosted window to front, artex to ceiling, two spotlight fittings, a white suite comprising of low level duel flush w.c., pedestal sink unit with mixer tap above, corner shower unit with thermostatic direct flow shower, ceramic half wall tiling with inset decorative travertine effect border tile, oak effect laminate flooring and modern chrome towel radiator.



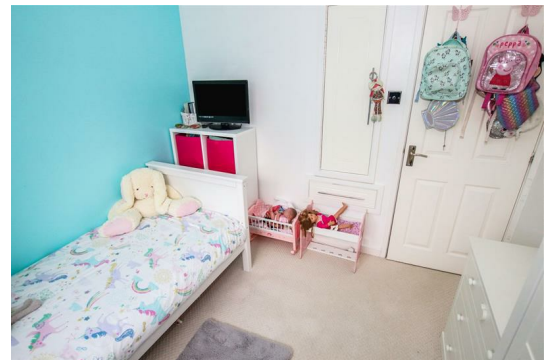
BEDROOM TWO (REAR) 3.15m x 2.90m (10'4" x 9'6")

With double glazed window to rear, artex to ceiling, three lamp light fitting, single panelled radiator and power points.



BEDROOM THREE (REAR) 2.64m x 2.84m (8'8" x 9'4")

With double glazed window to rear, artex to ceiling, three lamp light fitting, single panelled radiator, power points and built in storage cupboard.



EXTERNALLY



FORE GARDEN

With tarmac and gravelled driveway providing off road parking, lawn section, external lighting and access alongside the property to;

REAR GARDEN

Bounded by timber post and timber fencing, flagged and gravelled area providing patio and sitting space, railway sleepers tier up to a lawn section with shrubs and plants to borders.



INTEGRAL GARAGE

With metal up and over door and ample domestic external storage space etc..

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshires leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

Our mortgage advice is free of charge and our Financial Services Department specialises in arranging residential mortgages. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

NOTE

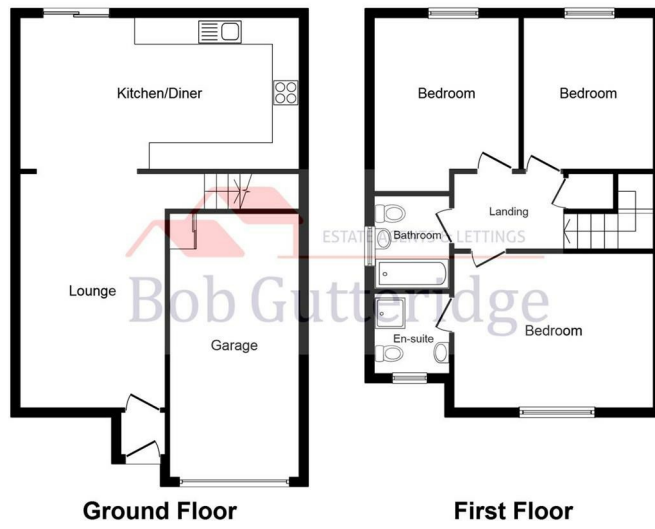
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm