



539 Lightwood Road, Stoke-On-Trent

£220,000 Freehold



Two bedroom detached bungalow on Lightwood road, Lightwood. Offered with no upward chain, perfect for downsizers. • Spacious living room with cosy fireplace flows into the dining room. Kitchen with white cabinetry and appliance space, storage room and rear access. • Two double bedrooms, with the front bedroom enjoying views over Florence Country Park. Shower room with walk in shower, vanity wash hand basin and WC, plus a versatile loft room with eaves storage. • Fully block paved rear garden for easy maintenance, detached garage ideal for parking or storage, well kept front garden and a large block paved driveway providing ample off road parking. • Situated in sought after Lightwood, overlooking Florence Country Park and close to shops, amenities, bus routes, healthcare facilities and excellent commuter links into Stoke on Trent and beyond.



Ding! If you've been waiting for a lightbulb moment, this is it.

Welcome to Lightwood Road in the ever popular area of Lightwood, where this two bedroom detached bungalow is sure to brighten your day. Offered with no upward chain and perfectly suited to downsizers looking for easy, single storey living, this bright idea won't stay switched on for long!

Step inside and the bright ideas keep on coming! A welcoming entrance hallway sets the scene before leading into the spacious living room, where a cosy fireplace creates the perfect spot to switch off and relax. A door opens through to the dining room, offering a wonderful space for family meals, entertaining friends or simply enjoying everyday life, while its open feel allows you to flow effortlessly into the kitchen.

The kitchen is currently fitted with white cabinetry, contrasting worktops, a ceramic sink with drainer and space for appliances, giving you the freedom to move straight in or let your own bright ideas shine with a modern update. Just off the kitchen is access to the rear garden along with a handy storage room, adding even more practicality.

When the day is done, two generous double bedrooms provide peaceful places to unwind. The front bedroom enjoys glorious views stretching across Florence Country Park, giving you a picture perfect outlook to wake up to each morning. And just when you thought all the bright ideas had been discovered, there is also a useful loft room, offering a versatile space that could be ideal as a hobby room, home office, reading nook or occasional retreat, subject to any necessary regulations. Surrounded by handy eaves storage, it provides plenty of room to keep belongings neatly tucked away and out of sight. Completing the accommodation is a shower room, fitted with a walk in shower, vanity wash hand basin and WC.

Outside, the garden is another illuminating feature, designed for those who would rather spend their time enjoying the sunshine than maintaining it. Fully block paved for ease of upkeep, it offers a fantastic space to sit back and relax, while the garage provides excellent storage, secure parking or the ideal home for tools and hobbies. To the front, a neatly maintained garden creates an attractive first impression, complemented by a generous block paved driveway running alongside the property, providing ample off road parking.

Location

Lightwood is a sought after residential suburb located to the south of Stoke on Trent, within easy reach of Longton, Meir and Trentham. With an elevated position, parts of Lightwood enjoy attractive views across the Potteries and surrounding Staffordshire countryside.

Lightwood offers a good range of local amenities for everyday living. There are several convenience stores, takeaways, cafés and local pubs nearby, with larger supermarkets and retail options in nearby Longton and Meir. Well placed for access to green spaces such as Longton Park, Park Hall Country Park and the wider countryside surrounding Meir Heath and Rough Close. For families, there is a good selection of sought after schooling.

Excellent commuter connections across North Staffordshire and beyond. The A50 dual carriageway is just minutes

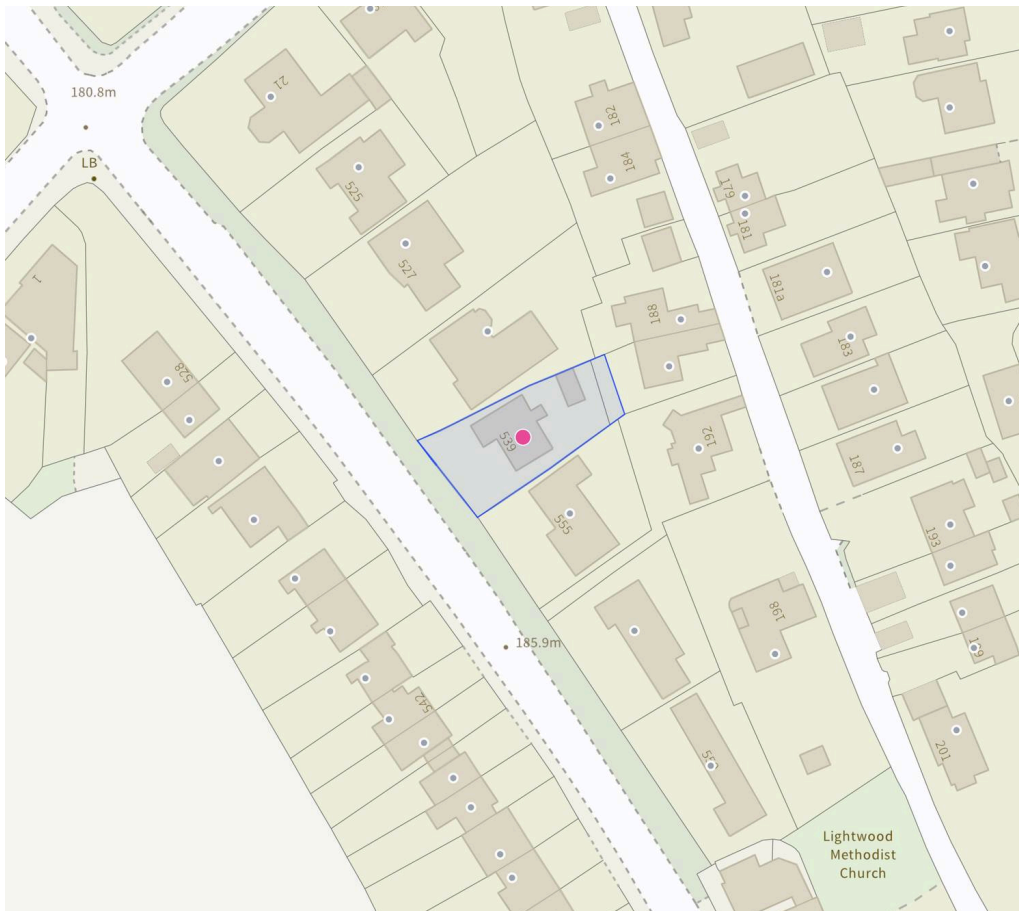


This two bedroom detached bungalow on Lightwood Road, is a bright choice for downsizers. No chain, living room, dining room, kitchen, loft room, garage, driveway, low maintenance garden and great views! Situated in sought after Lightwood, overlooking Florence Country Park and close to shops, amenities, bus routes, healthcare facilities and excellent commuter links into Stoke on Trent and beyond. Council Tax band: D

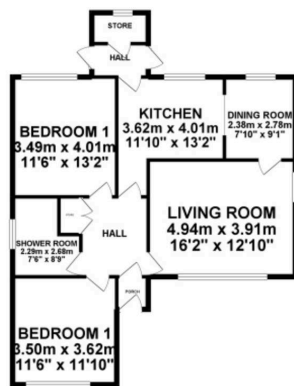
Tenure: Freehold

EPC Energy Efficiency Rating: D

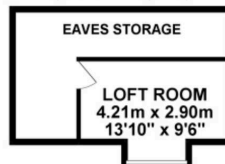




GROUND FLOOR 97.86 sq. m.
(1053.34 sq. ft.)



1ST FLOOR 23.19 sq. m.
(249.62 sq. ft.)



TOTAL FLOOR AREA : 121.05 sq. m. (1302.96 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other areas 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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