



Ramage Grove, Lightwood

Stoke-On-Trent, Staffordshire, ST3 4QZ

£550 PCM



Goodchilds are pleased to offer for let this extended three bedroom semi detached house located in Lightwood. Briefly comprising; Hallway, Lounge, Dining Room, Kitchen, Rear Lobby, Downstairs WC, Study, Three Bedrooms & Family Bathroom. Externally, the property benefits from Off Road Parking and a rear Garden.

Hallway

6'0"x 5'8" (1.83x 1.73)

Having alarm panel, radiator and door to front.

Lounge/Diner



Having electric fire, two radiators, double glazed windows to front and rear.

Separate Dining Room

8'7"x 8'5" (2.62x 2.57)



Having radiator, under stairs storage and double glazed window to rear.

Kitchen



Having a range of wall and base units with preparation

worksurfaces over incorporating 1.5 sink drainer. Integrated oven with gas hobs and extractor over, plumbing for automatic washing machine, space for fridge and double glazed window to rear.

Lobby

Having radiator and door to side.

Study/Storage Room

8'8"x 6'8" (2.64x 2.03)

Having radiator and double glazed window to front.

Cloakroom

Having WC, wash hand basin, radiator and extractor fan.

Landing

Having loft access and window to side.

Bedroom One

11'1"x 10'4" (3.38x 3.15)



Having radiator and double glazed window to front.

Bedroom Two

9'10"x 7'11" (3.00x 2.41)

Having radiator and double glazed window to rear.

Bedroom Three

9'1"x 5'8" (2.77x 1.73)

Having radiator and double glazed window to rear.

Bathroom

6'9"x 5'3" (2.06x 1.60)

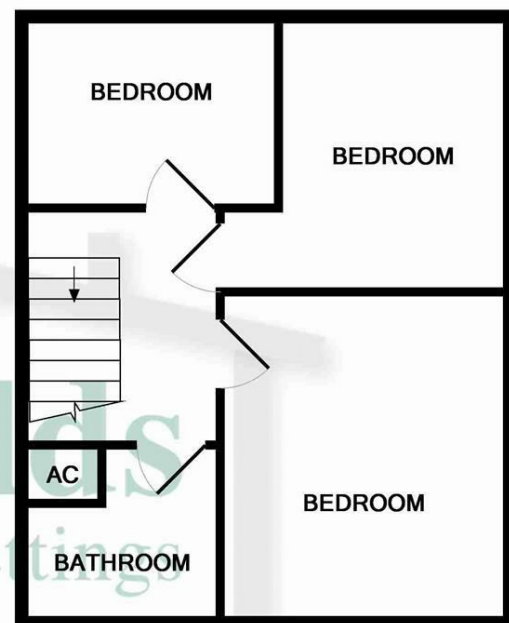
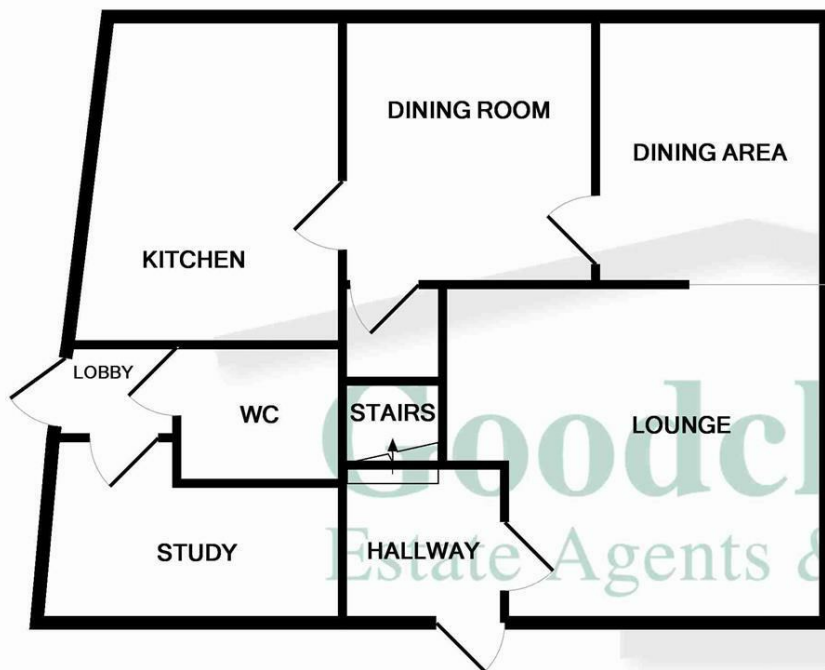


Having white three piece suite comprising; panelled bath with shower over, WC and wash hand basin. Fully tiled walls, cupboard housing boiler, radiator and double glazed window to front.

Externally



Having off road parking to the front. Good sized rear garden mainly laid to lawn.

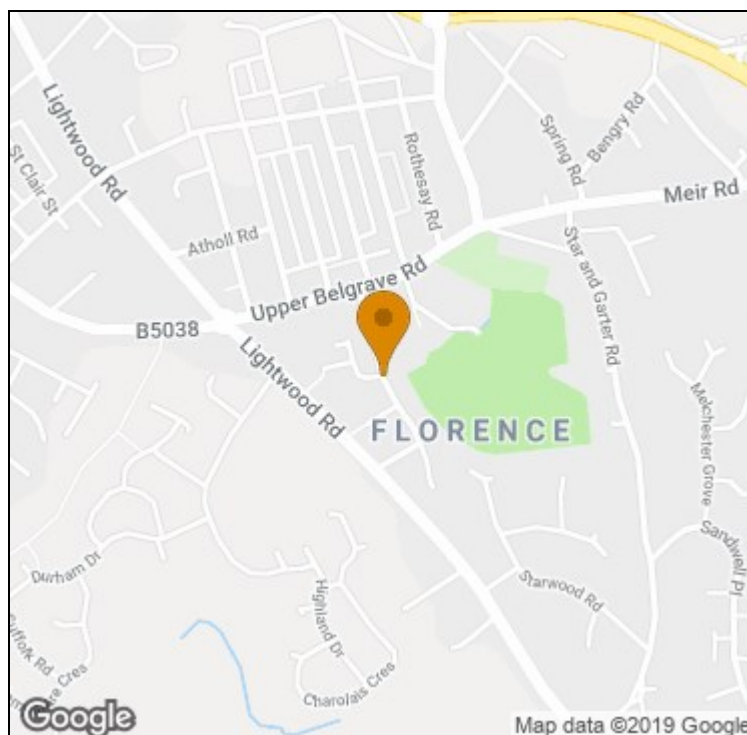


TOTAL APPROX. FLOOR AREA 978 SQ.FT. (90.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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