



Sytch Road

Brown Edge



Estate Agents. Valuers. Auctioneers. Chartered Surveyors

Part of the Bagshaws Partnership

Elvedon
Sytch Road
Brown Edge
ST6 8QX

- * This three bedroom detached home occupies an excellent sized plot, taking in some fabulous views to the rear aspect over the surrounding countryside.
- * A family home with good room sizes and benefiting from double glazing and gas fired central heating.
- * The accommodation briefly comprises: Entrance Hall, Living Room, Lounge, Kitchen, Rear Hall and W.c to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
- * Driveway to the front providing off street parking and leading to an integral single garage.
- * To the rear of the property is an excellent sized and well maintained garden area laid mainly to lawn with well stocked display borders and useful garden shed.
- * A viewing comes highly recommended to appreciate this homes position, plot, views and potential.

Offers in the region of : £240,000



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E

Council Tax
Band

D



Leek Office - 01538 383344



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Accommodation

Entrance Hall

Stairs off. Radiator.

Living Room 14'5 x 13'11 (4.39m x 4.24m)

Gas fire. Radiator.

Lounge 17'5 x 16'8 (5.31m x 5.08m)

Gas fire.

Kitchen 9'10 x 9'10 (3.00m x 3.00m)

Wall and base units. Sink unit with drainer, rinsing bowl and mixer tap. Cooker point. Extractor unit. Understairs storage with radiator.

Rear Hall

Plumbing point. Rear door. Cupboard housing central heating boiler.

W.C.

W.C.

Landing Area

Radiator. Loft access..

Bedroom 14'6 x 10'4 (4.42m x 3.15m)

Radiator. Built-in storage.

Bedroom 13'11 x 8'9 (4.24m x 2.67m)

Radiator.

Bedroom 10' x 9'11 (3.05m x 3.02m)

Radiator.

Bathroom

Bath with feeder shower. W.c. Wash basin. Radiator. Tiled walls.

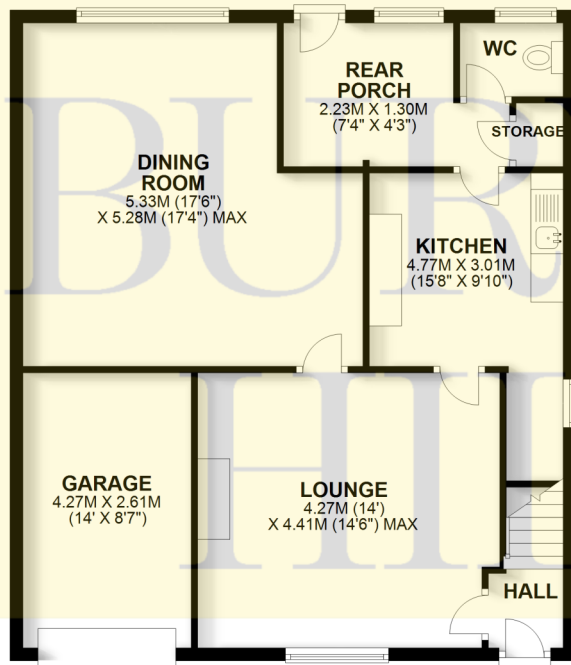
Outside

Driveway to the front providing off street parking and leading to an integral single garage. To the rear of the property is an excellent sized and well maintained garden area laid mainly to lawn with well stocked display borders and useful garden shed.



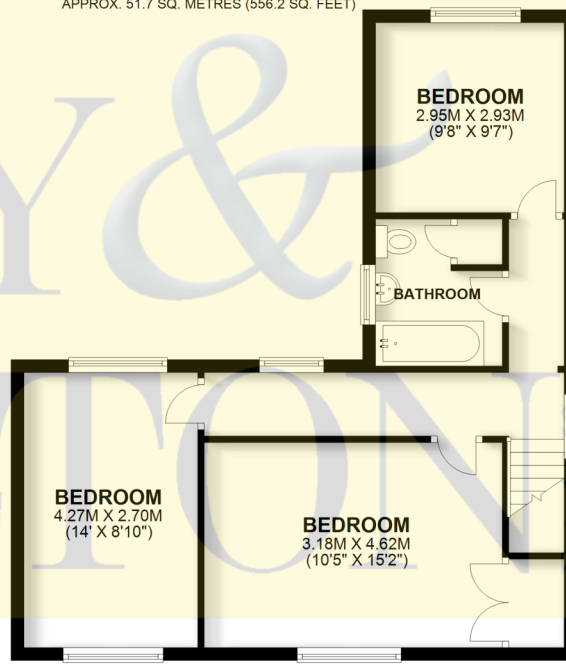
GROUND FLOOR

APPROX. 80.8 SQ. METRES (869.7 SQ. FEET)



FIRST FLOOR

APPROX. 51.7 SQ. METRES (556.2 SQ. FEET)



TOTAL AREA: APPROX. 132.5 SQ. METRES (1426.0 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Viewing

By prior appointment with Bury & Hilton Leek office 01538 383344

Agents Notes

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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