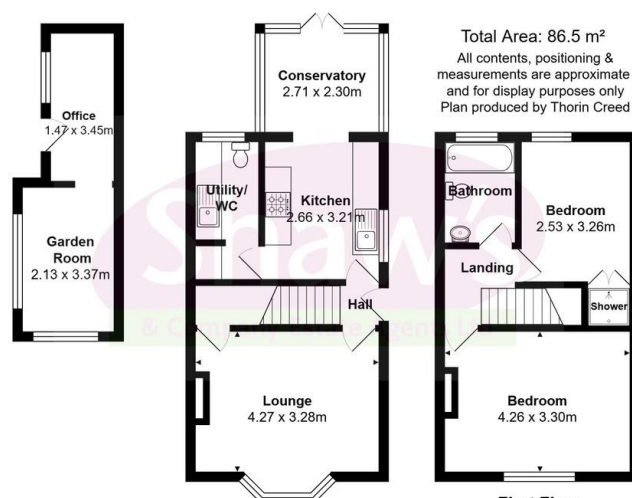




## Brown Lees Road Brown Lees, ST8 6PJ

- BEAUTIFULLY PRESENTED
- SEMI DETACHED RESIDENCE
- WITHIN WELL REGARDED LOCATION
- HALL, BAY WINDOW LOUNGE
- KITCHEN, UTILITY, CLOAKS/W.C
- CONSERVATORY TO REAR
- GARDEN SUMMERHOUSE
- LANDSCAPED GARDENS & DRIVEWAY

**£179,950**







## Property Description

### INTRO

A beautifully presented semi detached house location within a well regarded popular location which must be viewed to be fully appreciated comprising hall, a bay window lounge, a kitchen leading to the conservatory, utility/cloaks/w.c two double bedrooms,. with a shower off bedroom two, also a separate first floor bathroom. Externally beautifully landscaped gardens to the front and rear. A double width driveway provides parking spaces. A beautifully landscaped rear garden area, complete with a garden summer house suitable for hobbies etc. The property is within easy access to all amenities and great road & cycle links in to Biddulph, Congleton & Kids Grove. Lots of countryside close by. Viewing essential without further delay.

### DIRECTIONS

Please follow Sat Nav with postcode ST8 6PJ. Proceed from the A527 and in to Brown Lees Road, the property can be found on the right hand side, as identified by our for sale sign.





#### ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor, laminate flooring, radiator.

#### LOUNGE

14' x 10' 8" (4.27m x 3.25m)

Walk in bay window to the front elevation. Understairs store, coving to the ceiling. Radiator.

#### KITCHEN

10' 5" x 8' 8" (3.18m x 2.64m)

Window to the side elevation. A range of wall and base units, single drainer sink unit, worksurface. Built in oven, hob with extractor over. Concealed gas central heating boiler, radiator.



#### UTILITY ROOM

Window to the rear elevation. Single drainer sink unit, worksurface. Space for appliances, splash back tiling. Laminate flooring.

#### CONSERVATORY

7' 5" x 7' 3" (2.26m x 2.21m)

Accessed from the kitchen. Dwarf wall with double glazed windows and door. Laminate flooring. Radiator. Clear glass roof.



#### FIRST FLOOR LANDING

Doors to:

#### BEDROOM ONE

13' 10" x 10' 9" (4.22m x 3.28m)

Window to the front elevation, radiator.

#### BEDROOM TWO

10' 8" x 8' 3" (3.25m x 2.51m)

Window to the rear elevation, radiator. Door to:

#### SHOWER

Enclosed shower cubicle. Splash back tiling.



#### BATHROOM

Window to the rear elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Splash back tiling, chrome towel radiator.

#### EXTERNALLY

#### FRONTAGE

Garden area with shrub borders. A driveway provides off road parking. Electric car charger point. A wide pathway to side of the property leads to:





#### REAR

Enclosed with a good degree of privacy is a landscaped garden, a paved patio laid to lawn with shrub borders. Cold water tap.

#### SUMMER HOUSE

10' 9" x 7' (3.28m x 2.13m)

Double glazed window and doors. Having electric light and power is a hallway measuring 11'3 x 4'9. Door to: a separate room suitable for hobbies etc.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

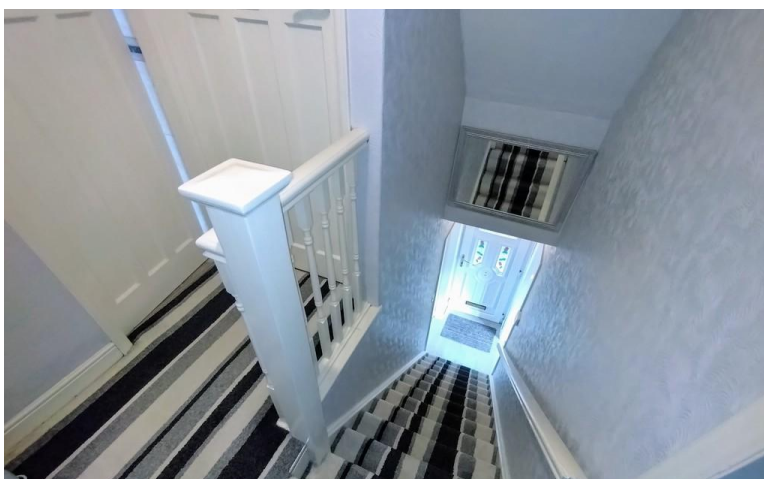
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including [Rightmove.co.uk](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .

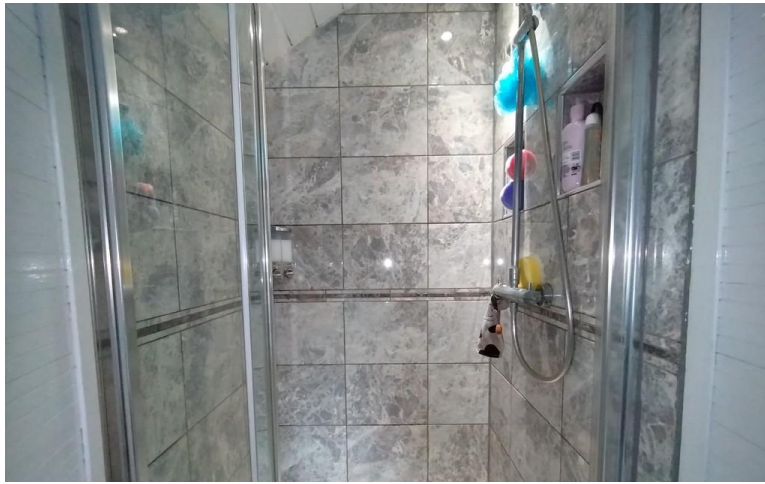
#### LOCAL AUTHORITY

Staffordshire Moorlands

#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)





Current: 65D Potential: 79C

