

132 High Lane

Brown Edge, Stoke-On-Trent, ST6 8RU

Do you have HIGH hopes for your next move? Are you searching every LANE for the perfect house to call home? Look no further! This immaculate three bedroomed semi-detached property on High Lane in the popular area of Brown Edge, may be just what you have been searching for! Boasting a spacious kitchen/diner area, cosy lounge space, downstairs utility and WC, as well as a bathroom with a separate bath and shower cubicle. This house will tick all of the boxes on your wish list. What's more, this property has a beautiful rear garden with paving and established vegetable beds. To the front there are a collection of mature fruit trees, that sit pleasantly beside the tarmac driveway. If your HIGH hopes think you could make this house your home, get in touch today and book a viewing!

£239,550

132 High Lane

Brown Edge, Stoke-On-Trent, ST6 8RU



- MATURE SEMI-DETACHED
- BATHROOM WITH SEPARATE BATH AND SHOWER
- POPULAR LOCATION

- SPACIOUS KITCHEN/DINER
- THREE BEDROOMS

- REAR GARDEN WITH VEGETABLE BEDS
- DETACHED GARAGE

GROUND FLOOR

Entrance Porch

6'2" x 1'10" (1.88 x 0.57)

Double glazed windows and double doors leading to the front aspect. Original feature tiles.

Entrance Hall

13'1" x 6'1" (4.00 x 1.87)

Double glazed windows to the front aspect. Door to front aspect porch. Under stairs storage. Radiator. Telephone point. Original feature flooring.

Lounge

10'9" x 9'7" (3.29 x 2.94)

Double glazed box bay window to the front aspect. Radiator.

Kitchen/Diner

15'10" x 13'1" (4.85 x 4.0)

Double glazed window to the rear aspect. Kitchen fitted with a range of wall and base units with co-ordinating work surfaces. Multi-fuel stove with baking oven. Integrated electric oven and gas hob with cookerhood. Stainless steel 1

1/2 bowl sink. Space for fridge/freezer. Radiator. Partly tiled.

WC

4'5" x 1'10" (1.37 x 0.57)

Double glazed window to the rear aspect. Houses low level WC, wash hand basin, and combi boiler.

FIRST FLOOR

Landing

Double glazed window to the side aspect. Stairs from entrance hall. Loft access.

Bedroom One

13'1" x 9'4" (4.0 x 2.86)

Double glazed window to the rear aspect. Built in wardrobes. Radiator.

Bedroom Two

10'9" x 9'7" (3.30 x 2.93)

Double glazed window to the front aspect. Built in wardrobes. Radiator.

Bedroom Three

6'2" x 5'7" (1.9 x 1.71)

Double glazed window to the front aspect. Radiator.

Bathroom

9'7" x 6'1" (2.93 x 1.87)

Double glazed window to the side aspect. Bath and separate shower cubicle. Low level WC and wash hand basin with vanity. Partly tiled. Extractor fan. Radiator.

EXTERIOR

The rear of the property benefits from a paved patio with established vegetable beds and flower borders with a detached garage. The front of the property benefits from having a driveway suitable for approximately three vehicles, and a garden laid to lawn with fruit trees and flower borders.

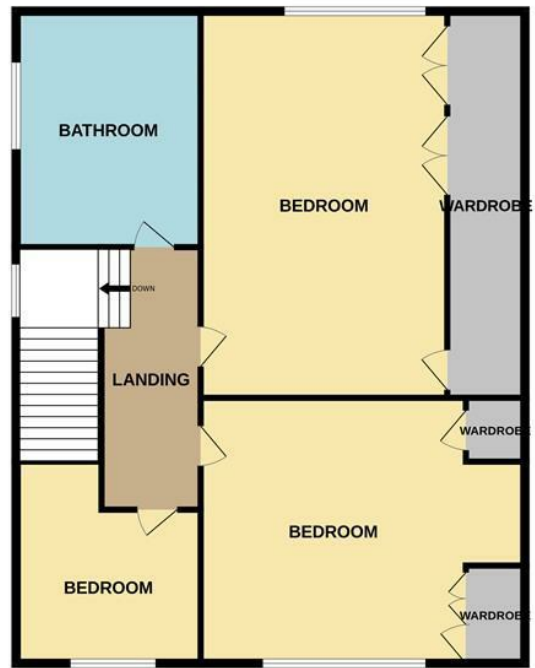


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(49-60) C</p> <p>(35-48) D</p> <p>(18-34) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
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