



## 134 High Lane

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

Birds flying HIGH, you know how I feel, sun in the sky, you know how I feel. It's a new dawn, it's a new day, it's a new life for me, ooh...And I'm feeling good!!!! You will definitely be flying HIGH and feeling good when you set your sights on this spacious, semi detached property on HIGH Lane in the popular area of Brown Edge. Sold with NO UPWARD CHAIN, the accommodation on offer comprises of an inviting hallway with period features, large lounge/diner and modern fitted kitchen to the ground floor. To the first floor, you will find three good sized bedrooms and a family bathroom. The property impresses from the front with its large driveway and immaculate garden. To the rear, you will find a paved patio and raised allotments beds. This home stands out from the crowd with original features and hardwood double glazed windows throughout. Located in the desirable village of Brown Edge, close to local amenities, schooling and commuter links. It's a new dawn... it's your new home, call us today to see why.

**Offers in excess of £240,000**

# 134 High Lane

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



- IMMACULATE SPACIOUS SEMI DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- DETACHED GARAGE
- DESIRABLE VILLAGE LOCATION
- LARGE LOUNGE/DINER
- CONTEMPORARY FAMILY BATHROOM
- LARGE GARDEN WITH ALLOTMENT
- MODERN FITTED KITCHEN
- HUGE DRIVEWAY
- SOLD WITH NO UPWARD CHAIN

## GROUND FLOOR

### Entrance Porch

6'2" x 1'10" (1.89 x 0.58)

A double glazed door to the front and tiled flooring.

### Entrance Hall

12'9" x 6'1" (3.91 x 1.87)

A double glazed door with featured window leads into the porch.

Wooden flooring and radiator.

### W.C

7'0" x 2'5" (2.14 x 0.75)

Door to under stairs storage, fitted with W.C and double glazed window to the side.

### Lounge/Diner

24'7" x 10'9" (7.51 x 3.30)

A double glazed box bay window overlooks the front aspect and double glazed patio doors lead out to the rear garden. Gas fireplace, two radiators and TV point.

### Kitchen

17'1" x 7'1" (5.23 x 2.18)

A double glazed window overlooks the rear and side aspect and a side door leads to the driveway. Fitted with a range of wall and base storage units with inset stainless steel sink and side drainer. Coordinating work surface areas and partly tiled walls. Appliances include; electric oven and

hob with extractor fan, freestanding fridge/freezer and washing machine. Radiator.

## FIRST FLOOR

### First Floor Landing

6'2" x 5'11" (1.88 x 1.82)

Stairs from the ground floor. Double glazed window to the side aspect.

Loft access hatch.

### Bedroom

13'4" x 8'11" (4.07 x 2.73)

A double glazed window overlooks the rear aspect. Built in wardrobes and radiator.

### Bedroom

10'9" x 9'6" (3.28 x 2.92)

A double glazed window overlooks the front aspect. Fitted wardrobes and dressing table. Radiator.

### Bedroom

7'6" x 6'2" (2.31 x 1.88)

A double glazed window overlooks the front aspect. Wardrobe housing boiler and radiator.

### Bathroom

10'0" x 6'1" (3.05 x 1.86)

A double glazed window overlooks the side aspect. Fitted suite comprising of bath, shower cubicle, low level WC and wash hand basin. Radiator.

## EXTERIOR

To the front of the property, there is a large tarmacadam driveway leading to a detached garage. The front lawn is laid with artificial grass, and border plants. To the rear of the property, there is a paved patio area with mature shrubs and fruit trees. Steps lead down to raised allotment beds and greenhouse.

### Study

9'5" x 7'2" (2.88 x 2.20)

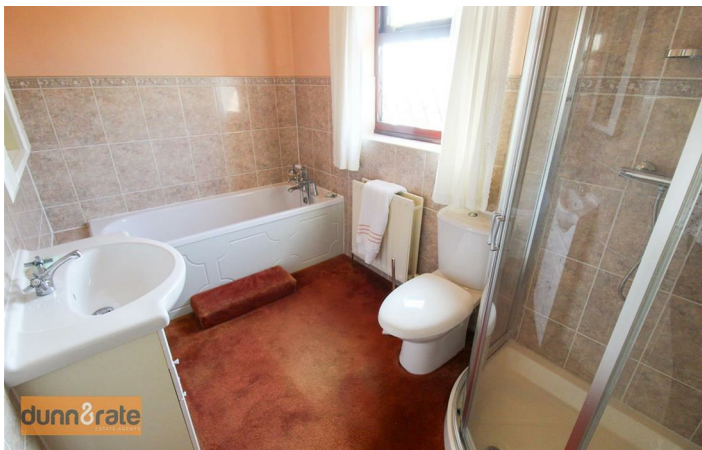
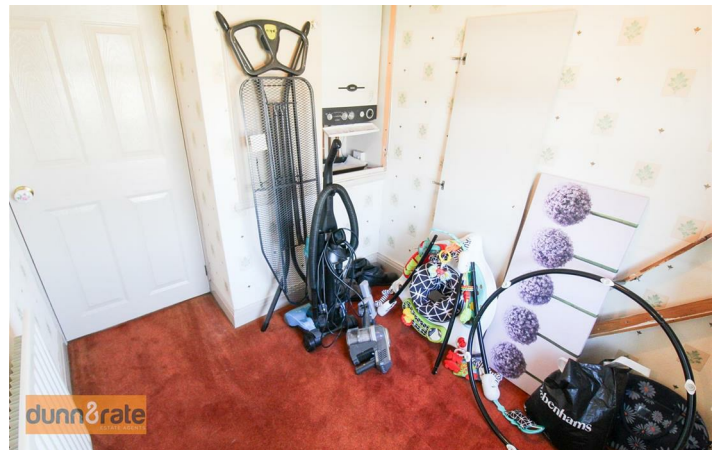
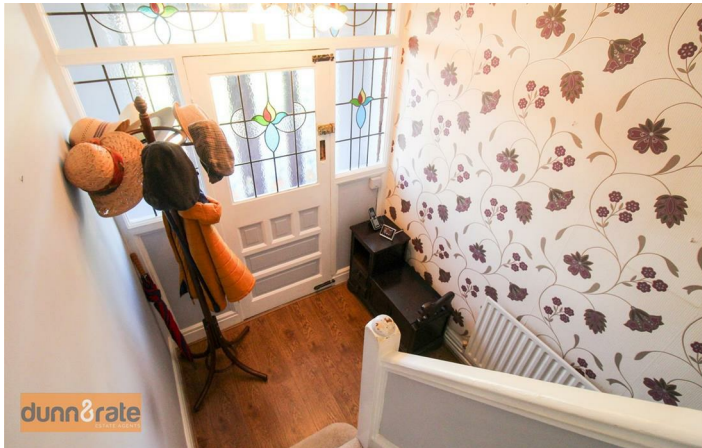
Located behind the garage to the rear of the property. A double glazed window overlooks the rear and side. Electric radiator.

### Garage

15'6" x 8'11" (4.74 x 2.74)

Detached garage with door to the front and single glazed windows either side. Fitted with power and lighting.





Floor Plan



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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