



East View Hill Top

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

The climb to the top of the HILL is always difficult but the view from the top is beautiful! It's time to set your sights on this spacious semi detached bungalow on HILL Top and what a view it is. This semi detached bungalow sits in an extremely sizeable plot with stunning open views. The accommodation on offer comprises a lounge, kitchen, office, three bedrooms, and bathroom. Externally the property benefits from ample off road parking and a detached garage. The bungalow has a well manicured lawn and flower beds to the front and a further lawned garden and patio aear to the rear. Located in the desirable area of Brown Edge, offering semi rural living with access to local amenities, schooling and country side walks. Sold with no upward chain. are you ready to admire the view? Get yourself to the top of the HILL and call us today to book a viewing.

£325,000

East View Hill Top

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- SIZEABLE SEMI DETACHED BUNGALOW
- FITTED KITCHEN
- LARGE DRIVEWAY AND DETACHED GARAGE
- VERY DESIRABLE LOCATION
- OPEN VIEWS TO THE FRONT, SEMI RURAL LIVING
- THREE BEDROOMS
- WELL MAINTAINED GARDENS
- LOUNGE AND OFFICE
- BATHROOM
- SOLD WITH NO UPWARD CHAIN

Kitchen

13'0" x 8'0" (3.98 x 2.46)

Door to side aspect and double glazed window to the side aspect. 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. Electric cooker, washing machine and fridge/freezer. Radiator.

Hallway

6'11" x 4'0" (2.12 x 1.24)

Radiator and loft hatch access.

Lounge

15'10" x 13'9" (4.83 x 4.21)

Double glazed windows to the front and side aspect. Electric fireplace and to radiators. Parquet flooring.

Office/ Bedroom Four

9'3" x 6'9" (2.83 x 2.08)

Double glazed window to the front aspect. Radiator.

Bedroom One

12'0" x 10'10" (3.67 x 3.31)

Double glazed window to the side aspect. Radiator.

Hallway

12'8" x 3'5" (3.88 x 1.06)

Radiator. Door to storage cupboard housing tank.

Bathroom

7'6" x 6'11" (2.30 x 2.11)

Double glazed window to the side aspect. Fitted with a suite comprising bath with shower above, wash hand basin and low level W/C. Partly tiled walls and radiator. Loft hatch access.

Bedroom Two

8'8" x 8'7" (2.65 x 2.63)

Double glazed window to the side aspect. Radiator.

Bedroom Three

12'3" x 7'1" (3.75 x 2.16)

Double glazed window to the side aspect. Radiator.

Rear Entrance

12'8" x 3'5" (3.88 x 1.06)

Door to the side aspect. Tiled flooring.

EXTERIOR

To the front of the property there is a large concrete driveway with lawned garden and flower borders leading down to a further small garden with shed, coal house, oil tank and greenhouse. To the rear there is a paved patio and lawned garden with gated access to BlackLane. Out house housing boiler.

Garage

20'3" x 10'0" (6.18 x 3.07)

Up and over door to the front aspect and door and window to the side aspect.



GROUND 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	69	England & Wales	EU Directive 2002/91/EC	32