



27 Fairfield Avenue, Brown Edge, Staffordshire, ST6 8SA

Offers in the region of £150,000

****CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!****

"Potential is a priceless treasure and this property is brimming with potential!"

This three-bedroom semi-detached property offers tremendous potential for adding value with its excellent garden and endless possibilities for modernisation, extension, and reconfiguration. Whether for families or professionals, this property is perfectly positioned to meet their needs.

Denise White's Comments

Perfectly positioned for both families and professionals alike ! The house sits on a generous plot, providing ample space for future expansion. The current condition of the property is well-maintained, making it ready for immediate occupancy, even for those interested in developing the property further, it is suitable for living in while the work is being completed.

Upon entering the property, you are greeted by an entrance hall that leads to the first-floor accommodation. The ground floor living space is open plan in design, seamlessly connecting the living room and dining area. This layout allows for both dining and relaxed seating around the fireplace, which is fitted with a gas fire. The living room features a bay window to the front, while patio doors at the rear provide access to the garden, allowing for outdoor dining as the weather permits. The sizeable garden presents an opportunity for extending the property without compromising on outdoor space.

The kitchen is equipped with wall and base units, practical worktops, and integrated oven and electric hob. There is also space for freestanding appliances. The kitchen area has potential be extended into the dining area which would create a spacious and open environment. Additionally, there is a ground floor toilet and access to the garden from the kitchen.

Moving to the first floor, you will find three bedrooms, two of which are double and one single. These bedrooms are served by a family bathroom.

Parking is available at the front of the house via the driveway, and the rear aspect boasts a well-proportioned garden. The combination of a spacious garden, potential for extension and to modernise to your own taste makes this a highly desirable opportunity for buyers seeking a home with endless possibilities.

Entrance hall

Access into the living space and stairs leading up to the first floor accommodation.

Lounge with through Dining Room

8'49 min 12'71 max x 24'14 to bay window (2.44m min 3.66m max x 7.32m to bay window)



Fitted carpet., double glazed bay window to the front aspect, radiator, Adam style fire surround, living flame gas fire with inset and hearth., ceiling light, dado rail, coving to the ceiling, open with the dining area.

Dining Area



uPVC double glazed patio doors to the rear garden, coving to the ceiling, ceiling light, dado rail, radiator, access into the kitchen.

Kitchen

7'22 x 11'06 (2.13m x 3.51m)



A range of wall and base units with work surfaces over, electric hob and oven, extractor hood, uPVC window to the rear aspect, uPVC door to the side aspect of the house, sink unit with drainer, plumbing with washing machine, wall mounted boiler, access to cloakroom.

Downstairs Cloakroom

Located under the stairs space with W.C. window to the side aspect, ceiling light.

First Floor Accommodation

Landing space leads into the bedrooms and bathroom.

Bedroom One

10'46 x 10'99 (3.05m x 3.05m)



A good size double bedroom overlooking the rear garden with fitted carpet, radiator, ceiling light, uPVC window to the rear aspect.

Bedroom Two

11'03 x 8'16 (3.43m x 2.44m)



A double room located to the front of the house with uPVC double glazed window to the front aspect, fitted carpet, ceiling light, radiator, fitted wardrobes.

Bathroom Three

6'23 x 7'30 (1.83m x 2.13m)



Laminated style flooring, uPVC window to the front aspect, radiator, ceiling light.

Bathroom



Fitted with a bathroom suite which comprises; bath, W.C. pedestal wash hand basin, uPVC window to the rear aspect, radiator, tiled walls.

Outside



To the front of the house is a driveway that provides ample off street parking and there is a good size garden to the rear.

Location

Located in a well established residential street in the village of Brown Edge Staffordshire.

Brown Edge is a village and civil parish in the Staffordshire Moorlands district of Staffordshire. The village is on the fringe of The Potteries Urban Area, and is about 5 miles north-east of Hanley in Stoke-on-Trent. Also within easy travelling distance to the market town of Leek.

Adjacent Parishes - Endon - Horton - Biddulph - Norton le Moors

Agents Notes....

Freehold

All mains services connected

A rental income of £895 PCM would be achievable for the property when modernised, in the current market conditions.

If rented out as it is then an income of £650 PCM would be achievable in the current market conditions.

Council Tax Band

Staffordshire Moorlands - Band B

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the all the team live locally and can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

Please Note.....

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings –

prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

Do You Need A Mortgage ?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

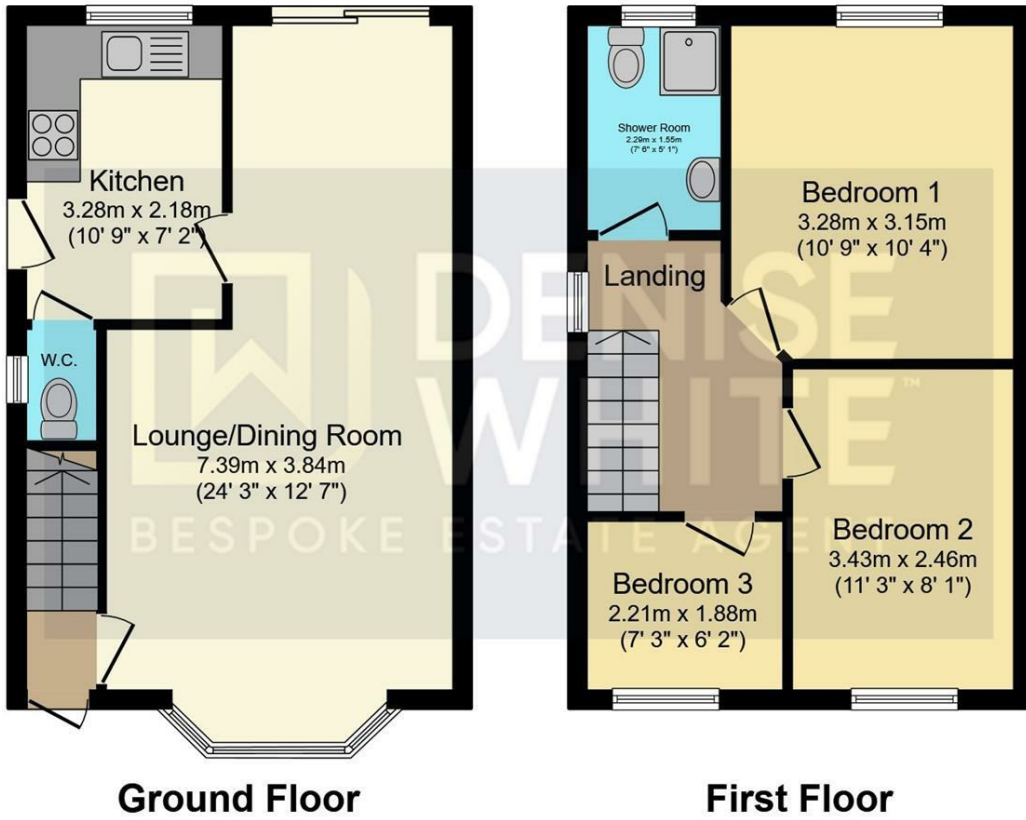
Do You Have A House To Sell or Rent ?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor !

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

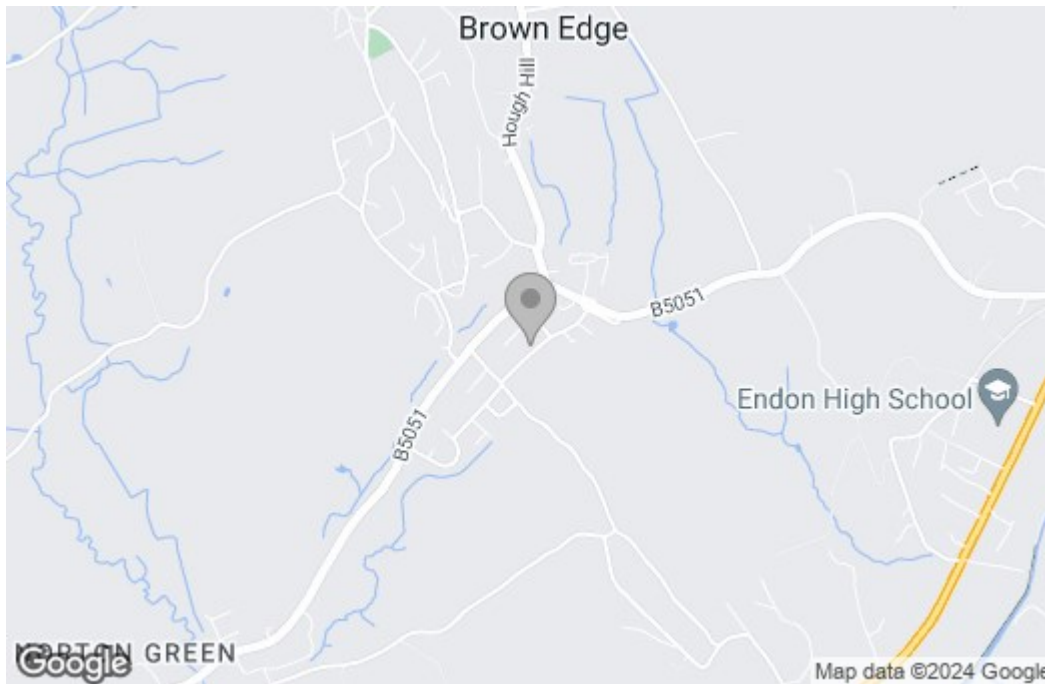
Floor Plan



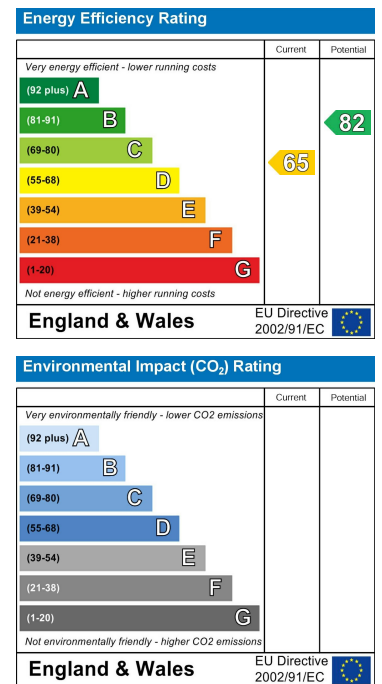
Total floor area 71.4 sq.m. (768 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk