



**25 Fairfield Avenue,, Brown Edge, Staffordshire, ST6 8SA**

**Offers in the region of £220,000**

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

'She who plants a garden plants happiness.' - Unknown

Plant your own happiness in this exceptional semi detached property which allows families to grow. With stylish three bedroom accommodation, off-road parking, and a truly outstanding rear garden this beautiful home provides an opportunity not to be missed.

#PeacefulOasis #GardenOfDreams #IdealFamilyHome

## Denise White Agents Comments



Delighted to present this stunning three-bedroom semi-detached property, situated in the sought-after village of Brown Edge. Meticulously modernised and tastefully updated, this home offers a combination of style and comfort that is sure to impress.

Upon entering, you are greeted by a contemporary entrance hall adorned with tasteful styling and a charming panelled wall. The open plan lounge diner, spanning the entire depth of the property, fills the space with an abundance of natural light from both the front and rear aspects. Sliding doors provide seamless access to the magnificent rear garden, creating a seamless indoor-outdoor flow. The kitchen has been extended, providing ample cooking space, and features a partially vaulted ceiling that adds a grand sense of space and sophistication.

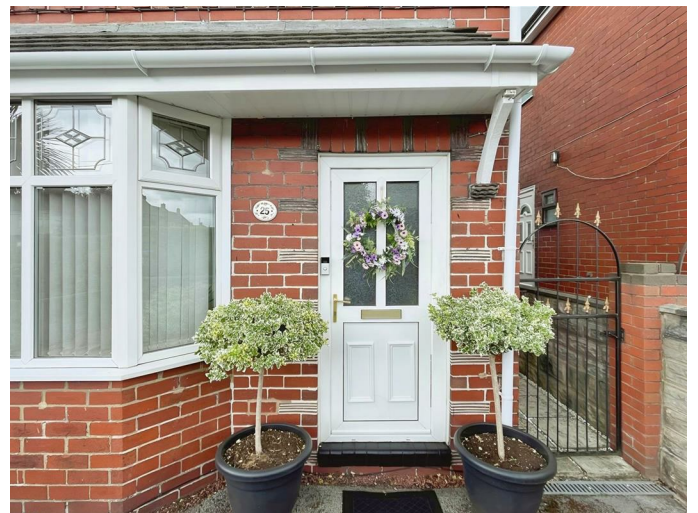
Upstairs, you will find three well-appointed bedrooms. Two of the bedrooms are generous doubles, complete with built-in wardrobes that offer ample storage solutions. The master bedroom boasts a lovely feature panelled wall, adding a touch of elegance. The third bedroom, cleverly altered to optimize floor space and storage, is a snug single. A family bathroom services all three bedrooms, providing convenience and comfort for the whole family.

The true highlight of this property is the fabulous

rear garden. A spacious decking area extends from the property, providing the perfect space for relaxation and outdoor dining. Well-stocked borders surround the garden, creating a tranquil oasis. To the rear, a large garden room awaits, offering endless possibilities. Whether you choose to transform it into a home office, a space for older children to unwind, or a useful workshop, the options are limitless.

Don't miss the opportunity to make this beautiful property your own. Contact us today to arrange a viewing and experience the charm and luxury this home has to offer.

## 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.

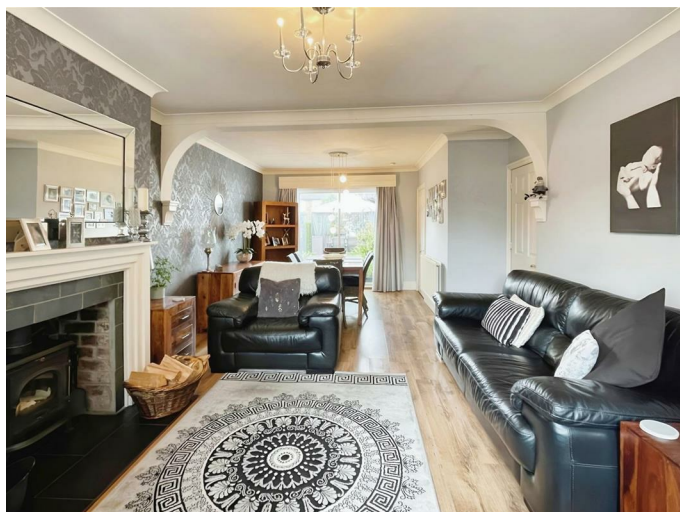
Adjacent Parishes - Endon - Horton - Biddulph - Norton le Moors

## Entrance Hall

Fitted carpet. Wall mounted radiator. Panelled walls. Stairs off to the first floor accommodation. uPVC door to the front aspect. Ceiling light.

## Lounge Diner

12'5" x 22'6" (3.80 x 6.88 )

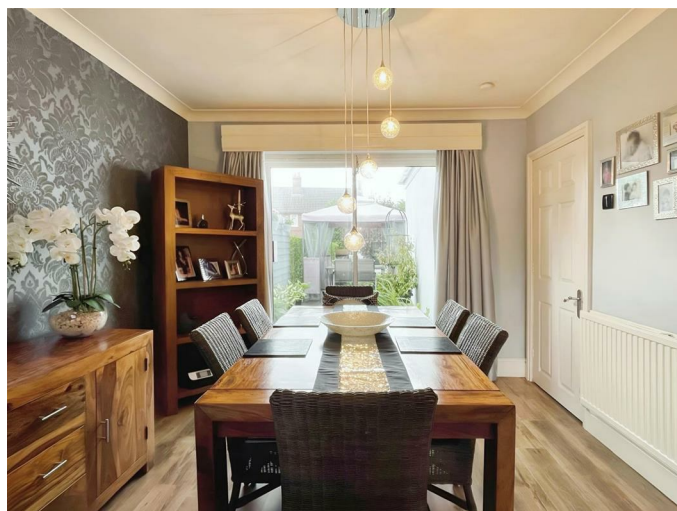


Wood effect laminate flooring. uPVC double glazed bay window to the front aspect. Two Wall mounted radiators. Log burner. uPVC double glazed sliding doors to the rear aspect. Two ceiling lights. Coving. Under stairs, storage with quarry tiled flooring, combination boiler, and wall light.

## Lounge Area



## Dining Area



## Kitchen

6'10" x 19'6" (2.10 x 5.96 )



Tile effect laminate flooring. A range of shaker style wall and base units with laminate worksurfaces over. Integrated electric oven with gas hob and extractor above. Space for washing machine and fridge freezer. Wall mounted radiator. Wooden double glazed window to the side aspect. uPVC double glazed door to the rear aspect. Coving. Ceiling light. Partially vaulted ceiling with pendant light.

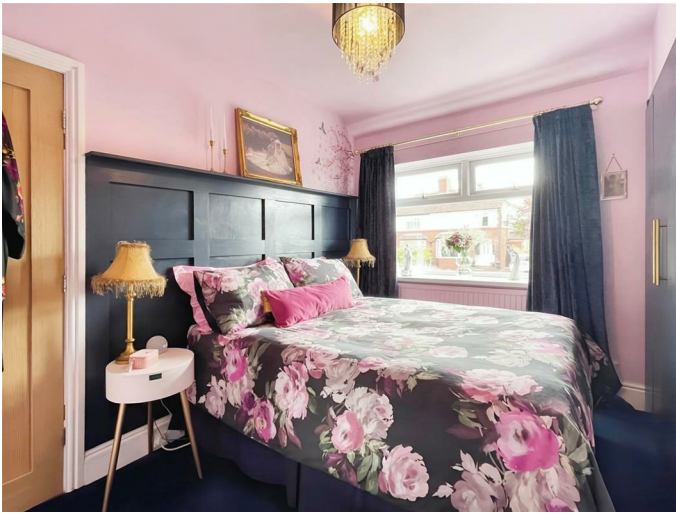
## First Floor Landing



Fitted carpet. Feature panelled wall. uPVC double glazed window to the side aspect. Ceiling light. Loft access.

## Bedroom One

11'1" x 8'7" (3.38 x 2.62 )



Fitted carpet. Feature panelled wall. Built-in wardrobes. Wall mounted radiator. uPVC double glazed window to the front aspect. Ceiling light.

## Bedroom Two

11'0" x 8'5" (3.36 x 2.58 )



Wood effect laminate flooring. Built-in wardrobes. Wall mounted radiator. uPVC double glazed window to the rear aspect. Ceiling light.

## Bedroom Three

6'7" x 7'9" (2.01 x 2.37 )



Wood effect laminate flooring. Wall mounted radiator. Built in shelving and cupboard. uPVC double glazed window to the front aspect. Ceiling light.

## Bathroom

7'6" x 5'0" (2.30 x 1.54 )



Laminate flooring. Partially tiled walls. Obscured uPVC double glazed window to the rear aspect. Low-level WC. Bath with electric Triton shower above. Wall mounted vanity unit with wash handbasin and storage under. Ladder style towel rail. Inset spotlights.

## Outside



To the front of the property there is a tarmac driveway, providing off-road parking for multiple vehicles. The rear garden can be accessed via the lounge diner and kitchen and is made up of a large decking area initially stepping down onto lawn beyond with mature hedgerows either side and well established borders. To the rear of the garden is paved area with a garden room offering versatile usage.

## Garden room

11'2" x 14'7" (3.41 x 4.46 )



Concrete floor. Window to the front aspect.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

## 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.

## About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team 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.

## WE WON !!!



### Property To Sell?

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.

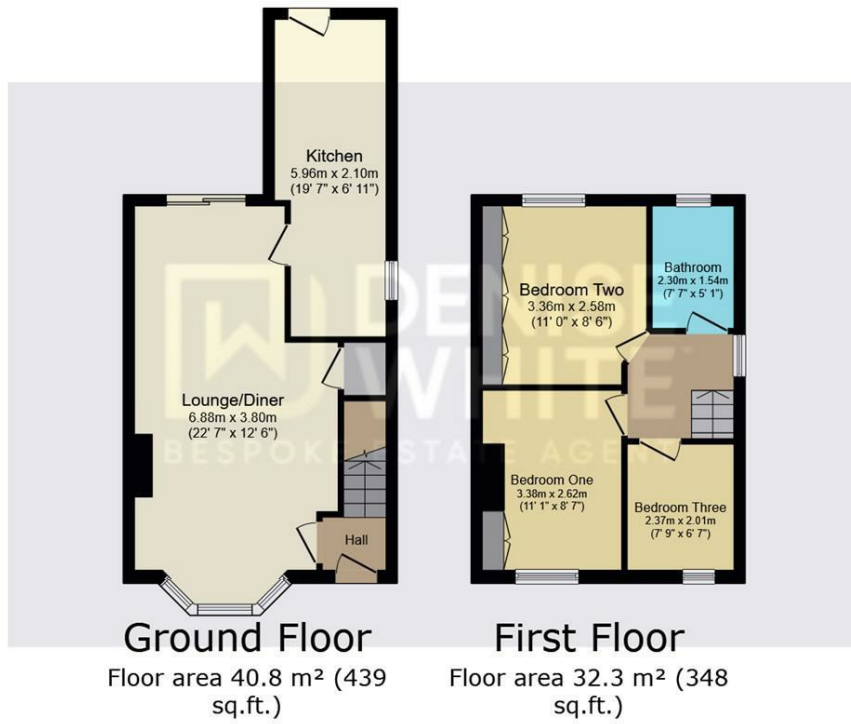
### You Need A Solicitor!

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.

### Do You Require 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.

## Floor Plan

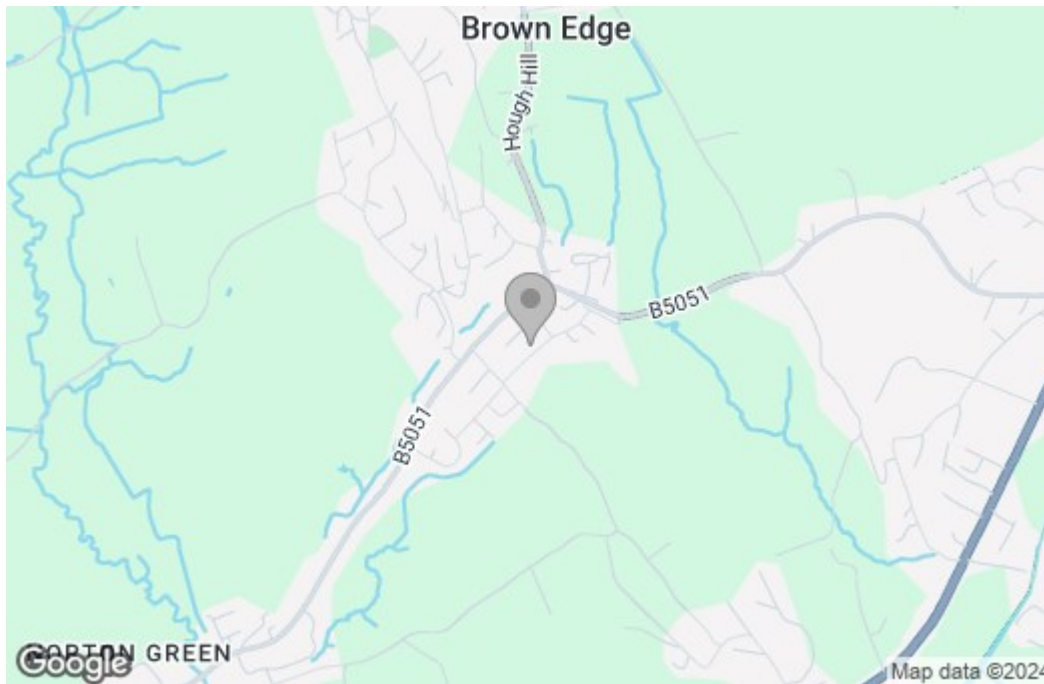


TOTAL: 73.1 m<sup>2</sup> (787 sq.ft.)

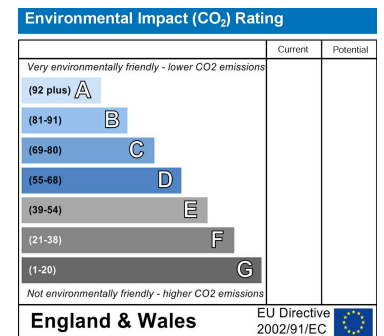
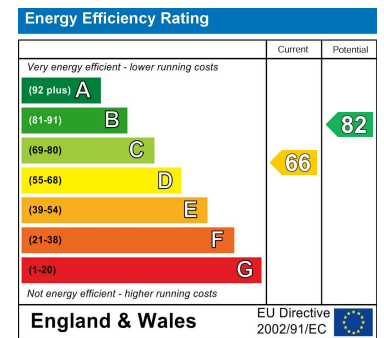
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## 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.

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