



**66 Sytch Road, Staffordshire, ST6 8QX**  
**Offers in the region of £240,000**

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"The beauty of village life lies in its simplicity and close-knit community." - Unknown

Nestled in a quiet and sought-after village location, this attractive two-bedroom detached bungalow offers a fantastic opportunity for buyers looking to create their perfect home. Set on a spacious and well-maintained plot, the property features front and rear gardens, a detached garage, and off-road parking. While well cared for, the bungalow would benefit from some modernisation - ideal for those wishing to add their own stamp in a tranquil, semi-rural setting.

### Denise White Estate Agent's Comments

This two bedroom bungalow offers a spacious layout and the chance to create a home tailored to your own taste and style. Set back from the road, the property enjoys a charming front garden along with a private driveway and garage, providing both kerb appeal and practical off-street parking leading to a detached garage.

Inside, the accommodation includes two well-sized bedrooms, with the second bedroom opening directly into the conservatory – a bright additional space overlooking the garden. The living room is generously proportioned features a large bay window to the front. A good-sized kitchen leads onto the rear porch, which in turn provides useful access to the garden.

While the property would benefit from modernisation throughout, it represents an excellent opportunity for those seeking a home they can improve and personalise. With its single-storey layout, outside space, and scope for updating, this bungalow has plenty to offer a wide range of buyers.

### Location

Situated in the sought-after village of Brown Edge, this address enjoys the perfect balance of rural charm and everyday convenience. The property lies within easy reach of Stoke-on-Trent, Leek, and Biddulph, making it ideal for both commuting and countryside living.

Brown Edge offers a welcoming community atmosphere with a range of local amenities on the doorstep, including a village shop with post office, pubs, takeaways, a cake shop, and hair salons. For families, the area is particularly appealing, with well-regarded schools such as St Anne's CofE Primary and Endon High School nearby.

Outdoor enthusiasts will appreciate the close proximity to scenic countryside walks, including Marshes Hill Common and the wider Staffordshire Moorlands, while the village also hosts traditional events such as the annual well dressing and

summer fair, adding to its character.

Transport links are excellent, with nearby road access into Stoke-on-Trent and surrounding towns, alongside train connections from Longport and Kidsgrove stations.

### Entrance Hallway

Fitted carpet. Wall mounted radiator. Airing cupboard. Loft access. Ceiling light.

### Living Room

11'11" x 13'10" (3.64 x 4.24 )



Fitted carpet. Wall mounted radiators. UPVC double glazed bay window to the front aspect. uPVC double glazed window to the side aspect. Fireplace. Gas fire. Ceiling light.



## Kitchen

10'0" x 9'10" (3.06 x 3.00)



Fitted carpet. Wall mounted radiator. A range of wall and base units. Plumbing for washing machine. Space for cooker. Space for fridge. Stainless steel drainer style sink unit with mixer tap above. Wall mounted boiler. Access to rear porch. UPVC double glazed window to the rear aspect. Ceiling light.

## Bedroom One

9'9" x 13'10" (2.98 x 4.24 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to front aspect. Ceiling light.

## Bedroom Two

11'5" x 12'9" (3.48 x 3.89 )



Fitted carpet. Wall mounted radiator. Access to conservatory. Ceiling light.

## Conservatory

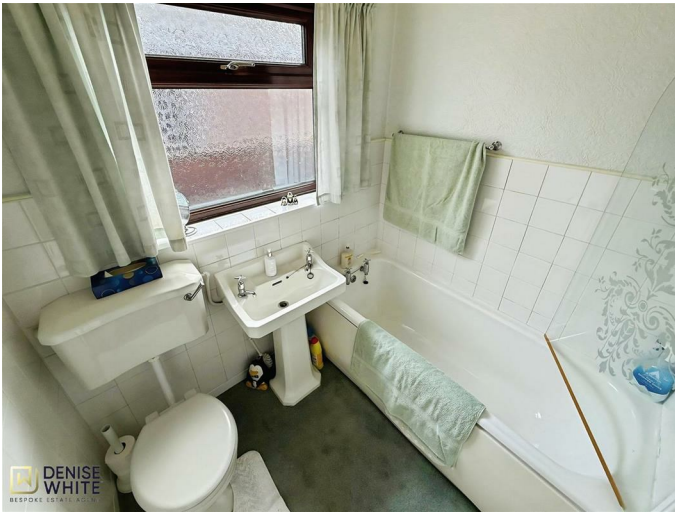
11'4" x 5'9" (3.47 x 1.76 )



Fitted carpet. Double glazed windows to the side and rear aspects. Access to outside.

## Bathroom

6'4" x 5'4" (1.95 x 1.64 )



Fitted carpet. Wall mounted radiator. WC. Pedestal style wash hand basin. Fitted bath with electric shower above. Obscured UPVC double glazed window. Ceiling light.

## Rear porch

3'2" x 9'1" (0.97 x 2.78 )



Fitted carpet. Access to outside. Ceiling light.

## Outside



The property occupies a good sized plot with a beautifully maintained lawned front garden with well stocked borders. A private driveway to the side of the home leads to a detached single garage. To the rear is an enclosed garden which is largely paved for low maintenance.

## Garage

16'11" x 9'0" (5.17 x 2.75 )

## Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

No chain involved with the sale

## 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



"In a world where you can be anything, be kind"

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

### Property 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.

## Need A Mortgage Advisor?

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

## WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan

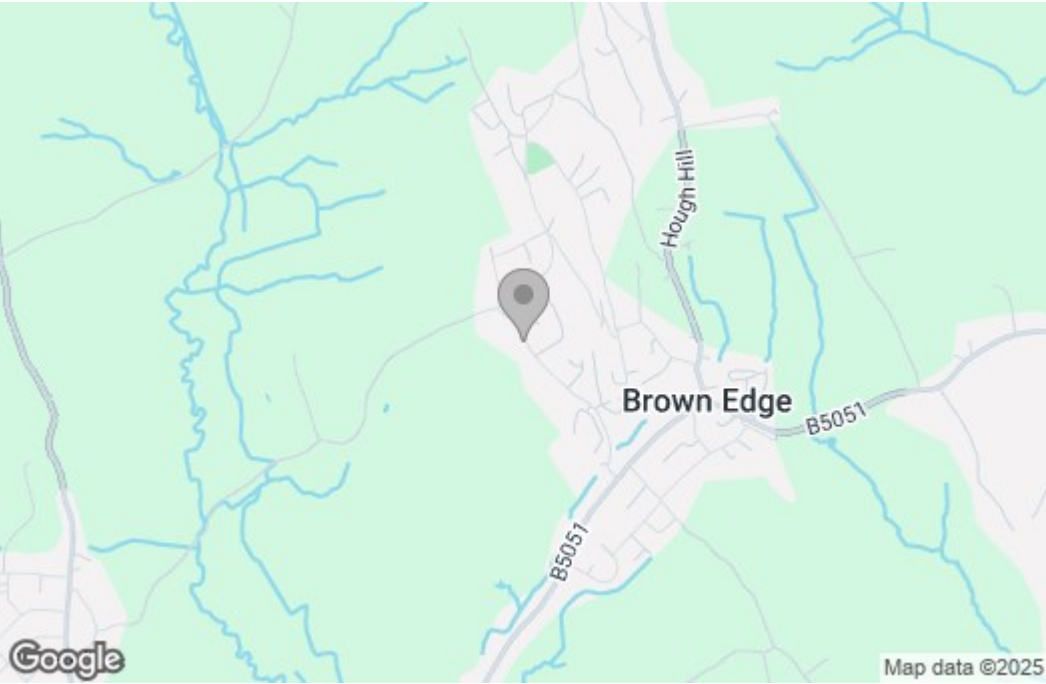


Floor Plan

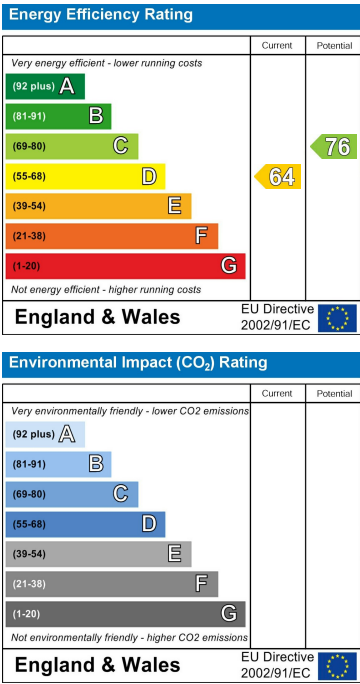
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://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 firms employment has the authority to make or give any representation or warranty in respect of the property.