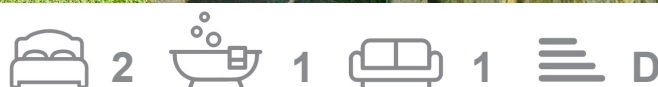




## 70 Railway Cottages

Brown Lees, ST8 6PL

**Price £129,950**



Available to purchase with no upward chain!

Here at Carters, we are proud to welcome to the market this beautifully presented two bedroom mid-terrace cottage, offering the perfect purchase for first time buyers, young families and investors alike.

Situated within the favourable, non-estate location of Brown Lees, tucked away from the roadside amongst a handful of pretty cottages, this fantastic property benefits from plenty of excellent local amenities and schools just around the corner, including: Knypersley First School, James Bateman, supermarkets, pubs and a post office, as well as picturesque walks with the likes Greenway Bank Country Park and Biddulph Valley on your doorstep. On entering the property you are welcomed into the first of the reception rooms, which is currently being utilised as a living room, whilst the dining is follows on and is positioned to the rear. The kitchen and bathroom sit towards the rear elevation, both of which are modern, with the kitchen benefitting from plenty of work surface space, extra storage and a built in electric oven, whilst the family bathroom boasts a contemporary fitted white suite. Heading up the stairs you will find two double bedrooms, with the main bedroom sitting to the front elevation enjoying far reaching countryside views upon the horizon. Externally, the property is deceptively spacious and just as impressive, with a private and pretty 'cottage' garden to the front, ideal for sitting and relaxing whilst the children play, whilst the rear provides off-road parking and steps up to a rural garden area.

Call the office today on 01782 470391 to avoid missing out and arrange your viewing!

# 70 Railway Cottages

Brown Lees, ST8 6PL

**Price £129,950**



## Living Room

13'10 x 11'6 (4.22m x 3.51m)

UPVC double glazed window and UPVC double glazed entrance door to the front elevation.

Featured coal effect gas fire with a stone hearth and timber surround. Coving. Radiator. Television point.

## Dining Room

13'10 x 12'4 (4.22m x 3.76m)

UPVC double glazed window to the rear elevation.

Two radiators. Built in storage cupboards. Stairs to the first floor leading off.

## Kitchen

8'7 x 6'4 (2.62m x 1.93m)

UPVC double glazed window to the side elevation.

A selection of modern fitted wall, drawer and base units with work surfaces incorporating an inset a one and a half stainless steel sink, mixer tap and drainer. A built in electric oven, and hob. Space for a fridge/freezer. Space and plumbing for a washing machine. Tiled flooring.

## Inner Porch

UPVC double glazed entrance door to the side elevation.

Radiator. Tiled flooring.

## Bathroom

UPVC double glazed window to the rear elevation.

A three piece modern fitted suite comprising of a panel bath with an electric shower above, a pedestal hand wash basin unit and a recessed WC. Radiator. Tiled walls. Tiled flooring.

## First Floor Landing

## Bedroom One

13'11 x 11'5 (4.24m x 3.48m)

UPVC double glazed window to the front elevation.

Radiator.

## Bedroom Two

12'5 x 10'11 (3.78m x 3.33m)

UPVC double glazed window to the rear elevation.

Radiator. Storage cupboard.

## Exterior

To the front there is a spacious artificial garden with a decked patio area. To the rear there is a paved yard leading to off-road parking for two vehicles, then steps up to a rural garden area.

## Additional Information

Freehold, Council tax band A.

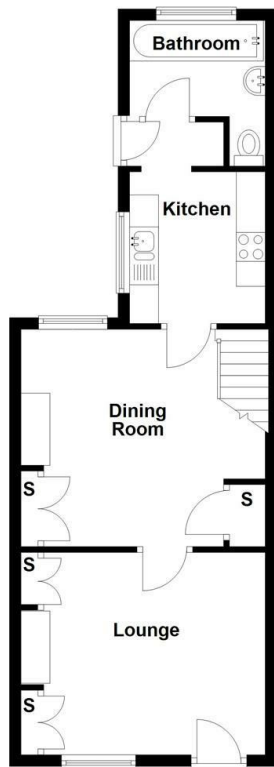
PROPERTY SIZE: APPROX 818 square feet / 76 square metres.

## Disclaimer

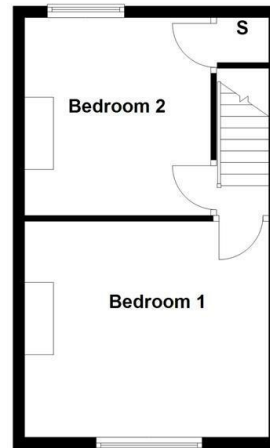
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.



Ground Floor



First Floor



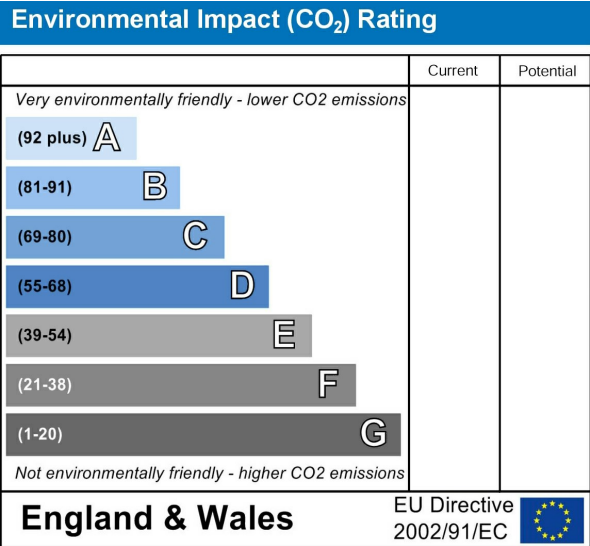
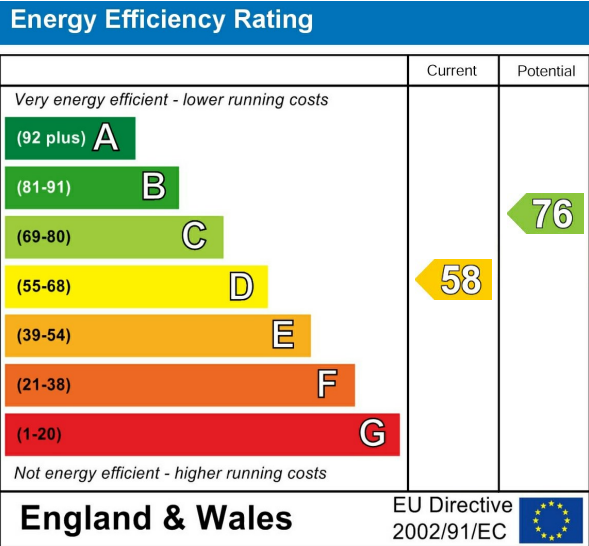
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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.