



Brookfields Road, Stoke-On-Trent, ST10 2LY.
Offers In The Region Of £260,000

Whittaker Est. 1930
& Biggs

Brookfields Road, Stoke-On-Trent, ST10 2LY

This beautifully presented three bedroom end of terrace cottage is immaculately presented throughout and boasts a spacious layout and has a substantial rear garden which backs on to open grassland.

The property is located in the popular semi-rural location of Ipstones and has off road parking to the frontage, two reception rooms, two bathrooms, useful cellar and three well proportioned bedrooms. You're welcomed into the property via the entrance porch, then through to the living room.

The living room incorporates a multi-fuel stove and has bi-fold doors into the dining room.

The dining room provides access to the rear gardens through patio doors, has ample room for a dining table and chairs and access to the first floor and cellar room. The kitchen is well equipped with a good range of fitted units to the base and eye level, breakfast island, wood worksurfaces and upstands, belfast sink with gold tap, integrated dishwasher, fridge, freezer, inglenook fireplace which house a range style cooker.

Located to the rear is the bathroom, this room houses a p-shaped panel bath with integral chrome fitment, shower screen, traditional WC and vanity unit with storage beneath.

To the first floor are three bedrooms which are serviced via the bathroom.

Bedroom one has his and her wardrobes and the family bathroom has a panel bath with traditional mixer tap, low level WC and pedestal wash hand basin.

Externally to the frontage is a gravel driveway, walled and fenced boundary. To the rear are patio areas, area laid to lawn, stone walled boundary and fantastic views of the open countryside.

A viewing is highly recommended to appreciate this homes stunning location, views, spacious layout and specification.



Entrance Porch

Composite door to the front elevation, UPVC double glazed window to either side elevations, tiled floor.

Living Room 13' 3" x 12' 0" (4.04m x 3.65m)

UPVC double glazed window to the front elevation, radiator, built in cupboards and shelving, multi fuel stove set on tiled hearth, surround, wood flooring, bi-folding doors into the Dining Room.

Dining Room 10' 4" x 11' 9" (3.16m into Recess x 3.57m)

Tiled flooring, traditional style radiator, ornamental cast iron fireplace, panelled wall, staircase to the first floor, understairs storage cupboard.

Breakfast Kitchen 12' 4" x 10' 11" (3.76m into Recess x 3.34m)

Range of fitted units to the base and eye level, Belfast sink unit with gold mixer tap, Zanussi integral dishwasher, breakfast island, wood work surfaces, integral fridge, integral freezer, Inglenook fireplace set on stone lintel with Range style cooker, gas burners, gas grills and ovens. Two UPVC double glazed windows to the side elevation, access to Bathroom.

Bathroom 10' 8" x 5' 0" (3.25m x 1.53m)

P-shaped panelled bath with chrome mixer tap, traditional style WC, vanity sink unit, Velux window, traditional style radiator, towel rail, UPVC double glazed window to the rear, partly tiled.

Cellar 11' 1" x 12' 11" (3.39m x 3.93m)

Light and power connected, salt block.

First Floor

Landing

Radiator, loft access, storage cupboard with fixed shelving, cupboard housing Worcester gas fired boiler.

Bedroom One 12' 0" x 10' 7" (3.65m into Recess x 3.22m)

UPVC double glazed window to the front elevation, radiator, cast iron fireplace with tiled hearth, his and her wardrobes.

Bedroom Two 11' 1" x 9' 1" (3.37m x 2.77m) (Max Measurement)

UPVC double glazed window to the rear elevation, two UPVC double glazed windows to the side elevation, radiator, cast iron feature fireplace.

Bedroom Three 7' 3" x 11' 8" (2.21m x 3.55m)

UPVC double glazed window to the rear elevation, radiator.

Bathroom 5' 11" x 5' 3" (1.81m x 1.61m) (Max Measurement)

Panelled bath with traditional style chrome mixer tap, tiled splashbacks, lower level WC, pedestal wash hand basin, extractor fan, light, shaver point.

Outside

Externally to the rear is patio area, outside water tap, steps, Indian stone paving and path, area laid to lawn, well stocked, fenced and walled boundaries, raised patio area. Log Store. To the front is gravelled driveway.



Situation

The popular rural village of Ipstones is located some 7 miles South East of Leek and some 13 miles West of Ashbourne.

Ipstones is a thriving idyllic village with an active community and local amenities include the village shop and post office, butchers, and three public houses.

There is also a primary school located in the village. Ideal for commuting within Staffordshire, into Cheshire and into Derbyshire this location offers village life within easy access.

Note:
Council Tax Band: A

EPC Rating: TBC

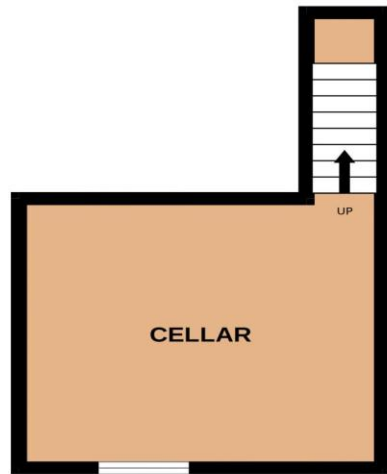
Tenure: believed to be Freehold



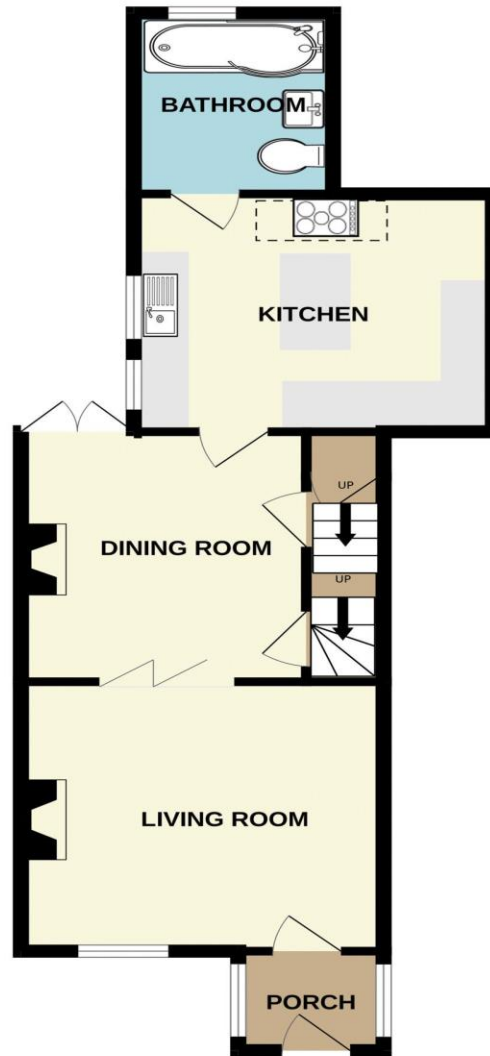




BASEMENT



GROUND FLOOR



1ST FLOOR





Directions

From Leek town centre proceed out of the town on the A523 Ashbourne Road proceeding through the village of Bradnop and upon reaching Bottomhouse turn right into the B5053 Bottom lane signposted Ipstones. Follow this road into the centre of the village and opposite Londis corner shop turn left into Brookfields Road. The property is situated on the left hand side identified by a Whittaker & Biggs 'for Sale' sign.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street
Leek
Staffordshire
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**