



Janlyn, The Green, Stockton Brook, ST9 9PD.
OIRO £295,000

Whittaker
& Biggs

Est. 1930

Janlyn, The Green, Stockton Brook, ST9 9PD.

Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this three bedroom detached bungalow which is situated within a private road in a sought after location.

The property is comprised of a sitting room, kitchen, shower room, dining room and three bedrooms.

An oil fired boiler with warm air system heats the property, there is mains electricity but no gas supply.

The kitchen has French doors to the rear garden and the shower room has contemporary fittings and inset ceiling spotlights.

Externally, the rear garden is mainly laid to gravel with a paved patio, well stocked borders and a timber summer house.

To the frontage is a tarmacadam driveway suitable for several vehicles.

A viewing is highly recommended to appreciate this home's further potential, low maintenance garden and private location.



Entrance Porch 5' 0" x 4' 8" (1.53m x 1.43m)

Wood double glazed door to the frontage with sidelight window.

Sitting Room 19' 2" x 12' 4" (5.85m x 3.75m)

Wood glazed door to the frontage, wood double glazed window to the frontage, cupboard housing the Afos oil fired boiler and warm air heating system, 4 x heating vents.

Dining Room 15' 10" x 7' 7" (4.82m x 2.32m)

Wood double glazed window to the frontage, Wood double glazed window to the side aspect, fitted cupboard housing a safe, 2 x heating vents.

Kitchen 14' 8" x 8' 1" (4.48m x 2.46m)

UPVC double glazed French doors to the rear, wood double glazed window to the rear, units to the base and eye level, stainless steel sink and a half with drainer, chrome mixer tap, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, 1 x heating vent.

Bedroom One 11' 11" x 11' 11" (3.64m x 3.63m)

Wood double glazed window to the rear, fitted wardrobes, 1 x heating vent.

Bedroom Two 15' 1" x 7' 5" (4.61m x 2.26m)

Wood double glazed window to the rear, Wood double glazed window to the side aspect, fitted wardrobes, 1 x heating vent.

Bedroom Three 13' 0" x 7' 11" (3.95m x 2.41m)

Wood double glazed window to the frontage, fitted wardrobes, 2 x heating vents.

Shower Room 7' 9" x 7' 7" (2.37m x 2.32m)

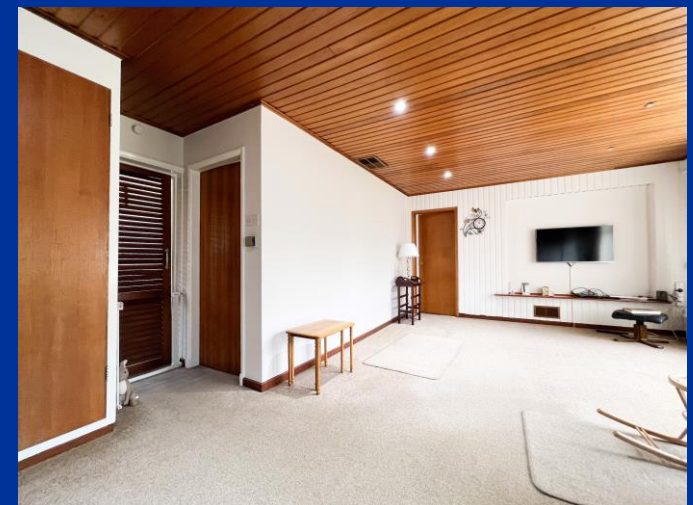
Max measurement

Wood double glazed window to the side aspect, cupboard housing the water tank, shower enclosure, chrome fittings, low level WC, vanity wash hand basin, chrome mixer tap, electric chrome ladder radiator, inset ceiling spotlights, extractor fan, 1 x heating vent.

Externally

To the frontage, tarmacadam drive, walled boundary, well stocked borders, gated access to the rear.

To the rear, paved patio, area laid to gravel hedge and fence boundary, timber summer house, well stocked borders. To the side, oil tank.



Note:

Council Tax Band: D

EPC Rating: TBC

Tenure: Freehold







GROUND FLOOR





Directions

From Leek proceed out of the town on the A53 Newcastle Road, stay on this road approximately 7 miles passing through the villages of Longsdon and Endon. Upon entering into the village of Stockton Brook as the road forks on the A5009 take the second right hand turn into the Green. Follow this road for a short distance where the property is located on the right hand side.

Situation

Stockton Brook is ideally situated with the green being a semi-rural location offering open views to the front whilst within easy access of local amenities and schools.

The area is ideally placed for commuting to Leek Congleton Macclesfield and to the Potteries with easy access from the Potteries to Manchester and London via the train network.

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.

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