



Church Road, Brown Edge, ST6 8RA.
OIRO £190,000

Whittaker Est. 1930
& Biggs

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This beautifully presented two bedroom cottage is located in the popular semi-rural location of Brown Edge and offers stunning countryside views from the frontage. The property has character and charm in abundance and this home is ideal for a professional couple, holiday let, or as a buy to let investment. The property is conveniently located within walking distance of St Annes Primary and within the catchment of Endon High School. The property is immaculately presented throughout with a spacious living room to the frontage and well equipped dining kitchen to the rear. The dining kitchen has a good range of units to the base and eye level and ample room for a breakfast table and chairs. A useful porch is located to the rear and houses the gas fired boiler. To the first floor are two spacious bedrooms, both with fitted wardrobe space. The shower room is of a high specification with built in WC, vanity, built in storage and walk in shower with chrome fitment. Externally to the rear is a brick built store, stepped access to a garden which is mainly laid to lawn with barbecue area. To the frontage is a walled boundary and stepped access from the pavement. Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this excellent opportunity, stunning location, spacious layout, specification and views.

Situation

Brown Edge is a sought after village situated within easy commuting distance of Leek, Endon, The Potteries and the Motorway Network. The village boasts many shops and amenities and is within the catchment for the sought after Endon Schools. St. Annes vale is set in an elevated position offering views over the surrounding countryside.



Living Room 14' 2" x 18' 1" (4.31m x 5.51m)

UPVC double glazed door and window to front aspect, radiator, feature stone fireplace with open working fire, staircase off.

Kitchen / Dining Room 12' 3" x 11' 7" (3.73m x 3.53m)

Two UPVC double glazed windows to rear aspect, stained timber double glazed window to utility, stained timber door to utility, excellent range of base cupboards and drawers incorporating electric cooker, plumbing for dishwasher, roll top work surface over incorporating one and half bowl stainless steel sink unit, electric halogen hob, matching wall cupboards with extractor, radiator.

Utility 4' 11" x 9' 10" (1.50m x 2.99m)

Stained timber double glazed window to side and rear aspects, stained timber door to rear aspect, plumbing for automatic washing machine, dryer outlet, wall mounted central heating boiler.

First Floor

Landing 0

Loft access.

Bedroom One 18' 0" x 10' 8" (5.48m x 3.25m)

Two UPVC double glazed windows to front aspect, two radiators, fitted wardrobe comprising hanging and shelving with drawers, chest of drawers.

Bedroom Two 11' 7" x 6' 2" (3.53m x 1.87m)

UPVC double glazed window to rear aspect, radiator, store with fixed shelves.

Shower Room 0

Double glazed stained timber window to side aspect, radiator, walk in shower, low level W.C. vanity, wash hand basin set in vanity, chrome heated towel rail.

Outside

Bins store, further outside store with wall light point, single power point. Stepped access leading to:

Terraced Garden 0

With barbecue area, courtesy light, cold water tap.



Note:
Council Tax Band: A

EPC Rating: D

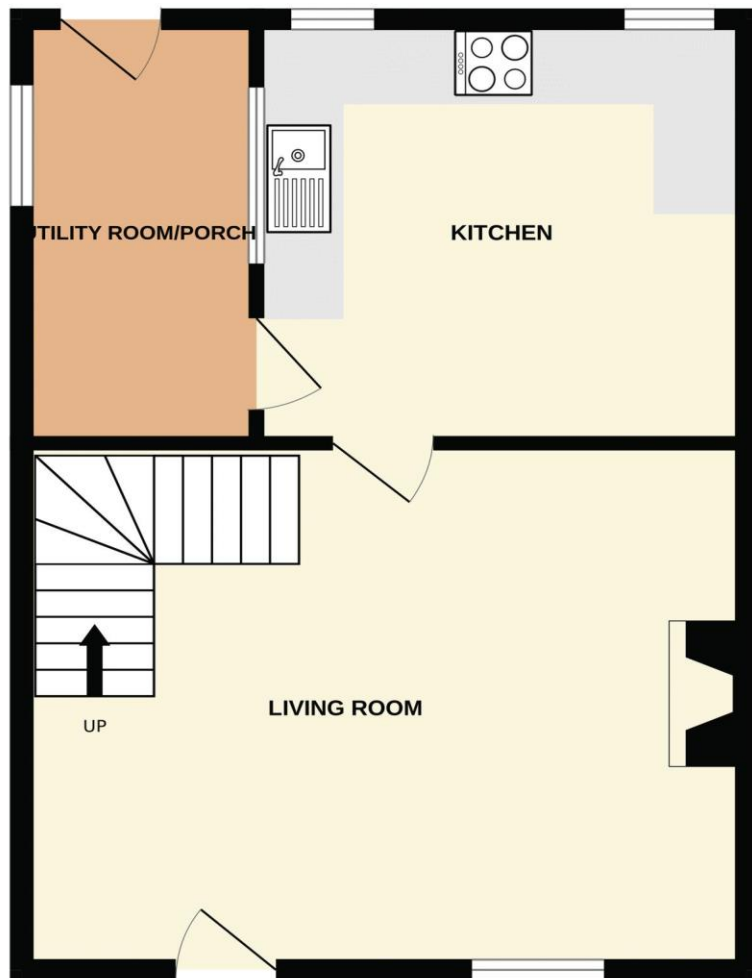
Tenure: believed to be Freehold



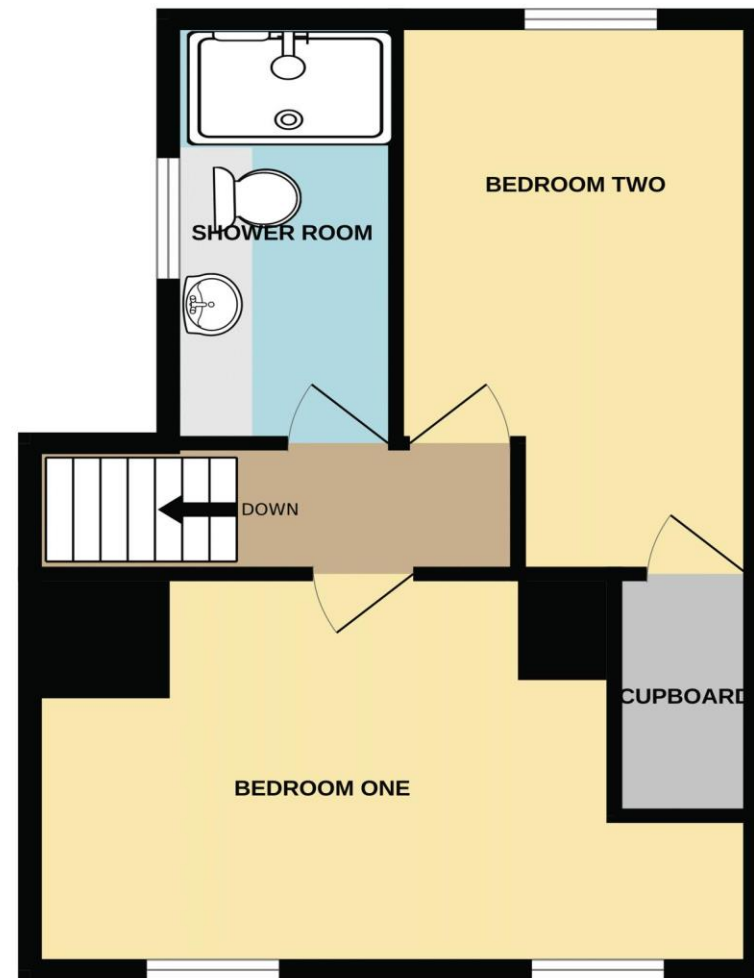




GROUND FLOOR



1ST FLOOR



Directions

From our Derby Street, Leek, offices proceed to the roundabout turning right into Haywood Street, follow this road to the traffic lights continuing straight ahead, at the mini roundabout adjacent to Morrisons supermarket proceed straight ahead out of the town. Follow this road being the A53 through the village of Longsdon, upon entering the village of Endon after just passing the Plough public house take the fourth turning right onto the B5051 signposted Brown Edge, follow this road which then becomes High Lane, after passing The Holly Bush public house on the right hand side, take the first right into Sytch Road, follow this road which then becomes Church Road and the property is situated on the right hand side identifiable by the agents To Let board

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