



Sandy Lane, Stoke-On-Trent, ST6 8QL.
OIEO £215,000

Whittaker Est. 1930
& Biggs

Sandy Lane, Brown Edge, ST6 8QL.

This three bedroom semi detached home is nestled within a substantial plot having gardens to the front, side and rear. The property has a driveway located to the front and excellent views being in an elevated position. The property offers so much potential to create a stunning home and being conveniently located within walking distance of the village amenities and St Annes Primary.

You're welcomed in to the property via a side porch and into the hallway. The sizeable living room is located to the front, providing excellent views. The kitchen is also located to the front, has a range of fitted units to the base and eye level, gas cooker point, space for a dining table and chairs and pantry off. Located to the rear of the property is the porch, with understairs storage and a WC room, which houses the wall mounted gas fired boiler.

To the first floor the landing provides access to three well proportioned bedrooms and a family bathroom. Externally to the frontage is a driveway providing off street parking with stepped access to a lawn area and further access to a path around the property. A further lawn area is located to the side and to the rear is a tiered garden laid to lawn, well stocked borders and concrete patio areas.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, potential, plot size and views.

Situation

The semi rural location of Sandy Lane is glorious, with abundance of fields and other characterful small holdings and stone cottages. St Anne's Primary School, Brown Edge Village Hall and St Anne's Church are all a short distance away. The property also sits within the catchment of Endon High School. The village has the convenience of a supermarket, post office and other various amenities.



Porch

UPVC double glazed patio door to the side.

Hallway

Radiator, glazed door and window to the side elevation, wall lights, stairs to the first floor.

Living Room 12' 0" x 13' 11" (3.67m x 4.24m)

Radiator, UPVC double glazed window to the front elevation, tiled fireplace with tiled surround and wood mantle.

Kitchen 11' 3" x 10' 5" (3.42m x 3.18m)

Range of fitted units to the base and eye level, gas cooker point, stainless steel sink unit, plumbing for washing machine, space for freestanding fridge/freezer, radiator, partly tiled, UPVC double glazed window to the front elevation, pantry off with UPVC double glazed window to the rear elevation and fixed shelving.

Rear Hallway

Wood glazed door and window to the rear elevation, understairs storage cupboard.

WC 5' 8" x 2' 11" (1.73m x 0.88m)

Lower level WC, UPVC double glazed window to the rear elevation, gas fired boiler.

First Floor

Landing

UPVC double glazed window to the rear elevation, radiator, ,

Bedroom One 12' 0" x 13' 11" (3.67m x 4.24m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Two 10' 10" x 10' 2" (3.31m x 3.10m)

UPVC double glazed window to the front elevation, radiator, built in wardrobes.

Bedroom Three 6' 0" x 7' 11" (1.84m x 2.41m)

UPVC double glazed window to the side elevation, radiator.

Bathroom 5' 8" x 6' 9" (1.72m x 2.07m)

Panelled bath with integral shower over, pedestal wash hand basin, lower level WC, radiator, fully tiled, UPVC double glazed window to the rear elevation.

Outside

To the rear is tiered garden, outside water tap, concrete path with coal store. Area laid to lawn, paved with concrete path to the upper tiers. Further tier is concrete base, lawn, walled boundary. Raised lawn to the side elevation, concrete path to the front, driveway. To the front is area laid to lawn with hedged boundaries.



Note:
Council Tax Band: B

EPC Rating: TBC

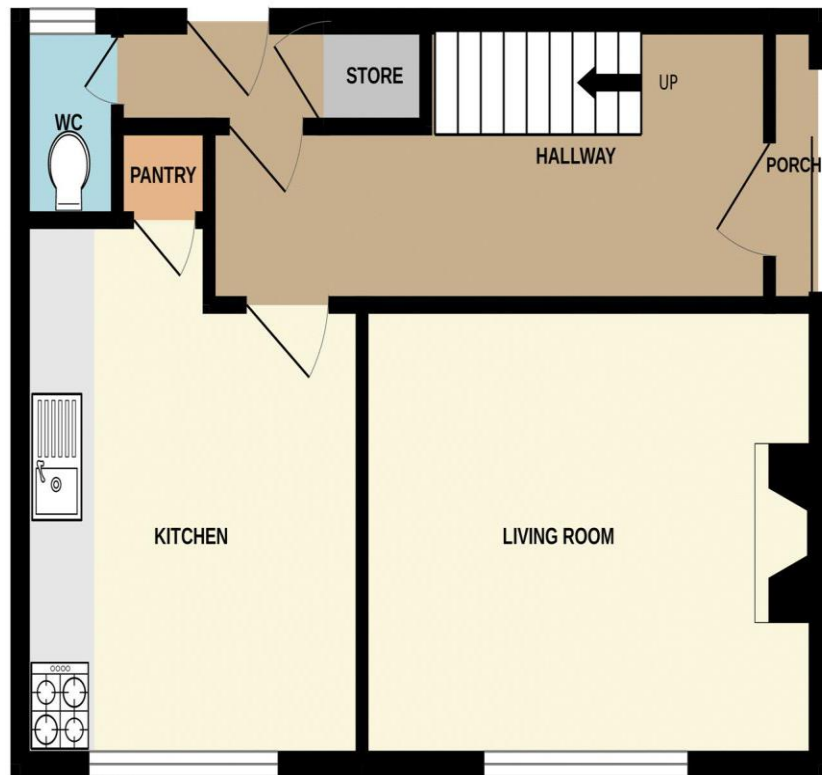
Tenure: believed to be Freehold



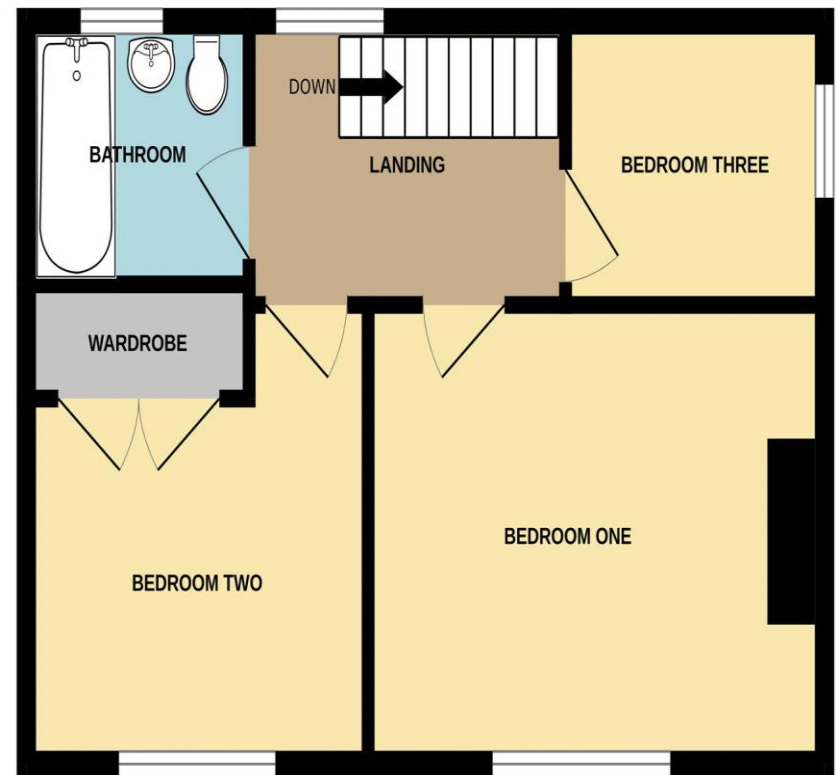




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Derby Street, Leek office proceed out of the town on the A53 Newcastle Road passing through the villages of Longsdon and upon reaching the village of Endon, after passing the Plough Inn Public House on the right, take the second right into the B5051 Claylake, signposted Brown Edge. Follow this road proceeding into the village of Brown Edge and Claylake which then becomes Breach Road. As the road bends to the left turn right into Sandy Lane, signposted Lask Edge. Follow this road for a short distance and take the left hand fork into Sandy Lane. Continue along this road and the property is located on the right hand side, opposite the turning for Thelma Avenue.

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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