



Old Lane, Brown Edge, ST6 8TG.
OIRO £175,000

Whittaker Est. 1930
& Biggs

Old Lane, Brown Edge, ST6 8TG.

Whittaker & Biggs are pleased to offer to the market this three bedroom, semi detached cottage, situated in a quiet lane in the popular village Brown Edge with a detached garage and driveway.

Living space is comprised of a breakfast kitchen, sitting room, dining room and bathroom to the ground floor, whilst to the first floor is the principal bedroom with en-suite shower room and two further bedrooms.

The breakfast kitchen is sizeable having plenty of units to the base and eye level as well as space and plumbing for a washing machine, space for a freestanding cooker and space for an under counter fridge and freezer.

The ground floor bathroom benefits from both an enamel bath and a separate shower enclosure.

Externally to the side of the property is a paved driveway and detached garage with power, light and an inspection pit.

Additionally, there is a paved courtyard to the rear of the property.

A viewing is highly recommended to appreciate this home's charm and sought after village location.

Call Whittaker & Bigg's today to book an appointment on 01538 372006.



Ground Floor

Kitchen/Breakfast Room 16' 4" x 9' 7" (4.98m x 2.93m)
UPVC double glazed door to the side aspect, 2 x UPVC double glazed windows to the rear, units to the base and eye level, stainless sink and a half with drainer, chrome mixer tap, space for a freestanding cooker, space and plumbing for washing machine, space for an under counter fridge and freezer, wall mounted Vaillant combi boiler, inset ceiling spotlights, radiator.

Bathroom 7' 3" x 5' 5" (2.21m x 1.65m)
UPVC double glazed window to the rear, enamel bath, chrome taps, shower enclosure, chrome fitments, pedestal wash hand basin, chrome taps, low level WC, inset ceiling spotlights, extractor fan, radiator, fully tiled, loft hatch.

Sitting Room 13' 0" x 12' 0" (3.97m x 3.65m)
UPVC double glazed window to the side, electric fire, tiled hearth, brick surround, radiator.

Dining Room 12' 5" x 12' 2" (3.78m x 3.72m)
UPVC double glazed window to the frontage, radiator, stairs to the first floor.

First Floor

Bedroom One 11' 11" x 9' 7" (3.64m x 2.93m)
Max measurement
UPVC double glazed window to the rear, radiator, en-suite off, loft hatch.

En-suite 9' 7" x 3' 11" (2.93m x 1.20m)
UPVC double glazed window to the side, shower enclosure, white fitments, pedestal wash hand basin, chrome taps, low level WC, radiator, fully tiled.

Bedroom Two 13' 1" x 12' 0" (3.98m x 3.65m)
UPVC double glazed window to the frontage, radiator, loft hatch.

Bedroom Three 10' 11" x 6' 10" (3.32m x 2.08m)
UPVC double glazed window to the frontage, radiator, loft hatch.

Externally

To the side, paved driveway, garage.
To the rear, paved courtyard, wall and fence boundary.

Garage

Detached, metal up-an-over door, window to the side aspect, power, light, inspection pit.



Note:

Council Tax Band: B

EPC Rating: D

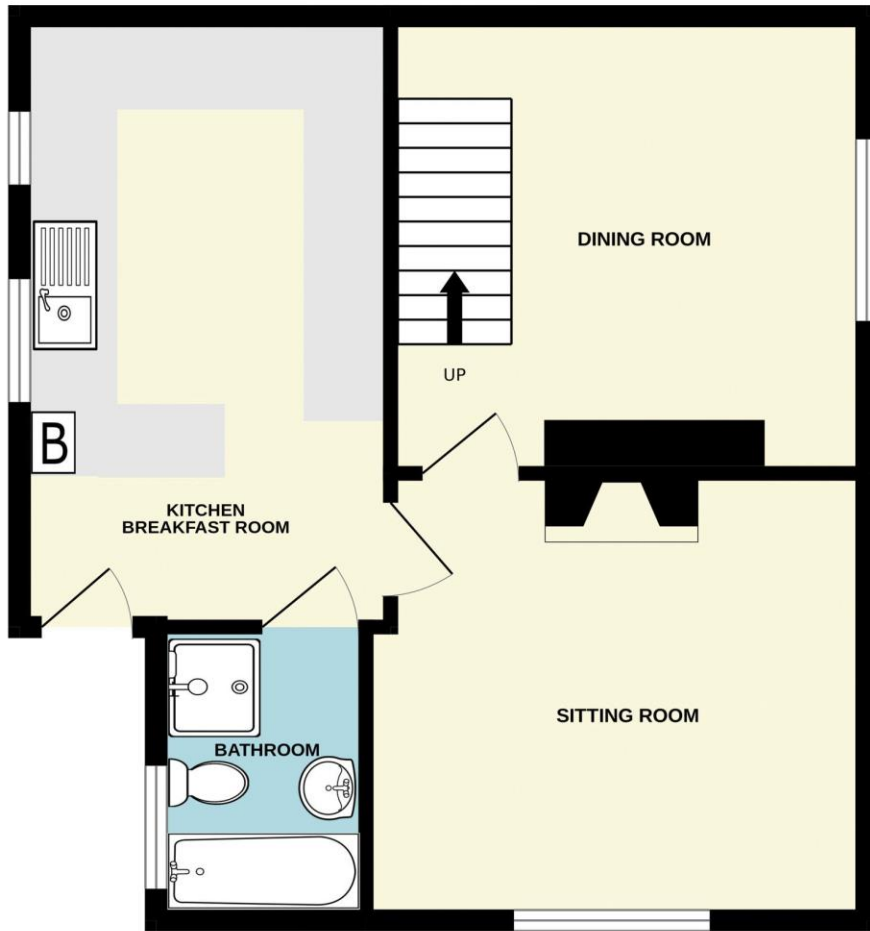
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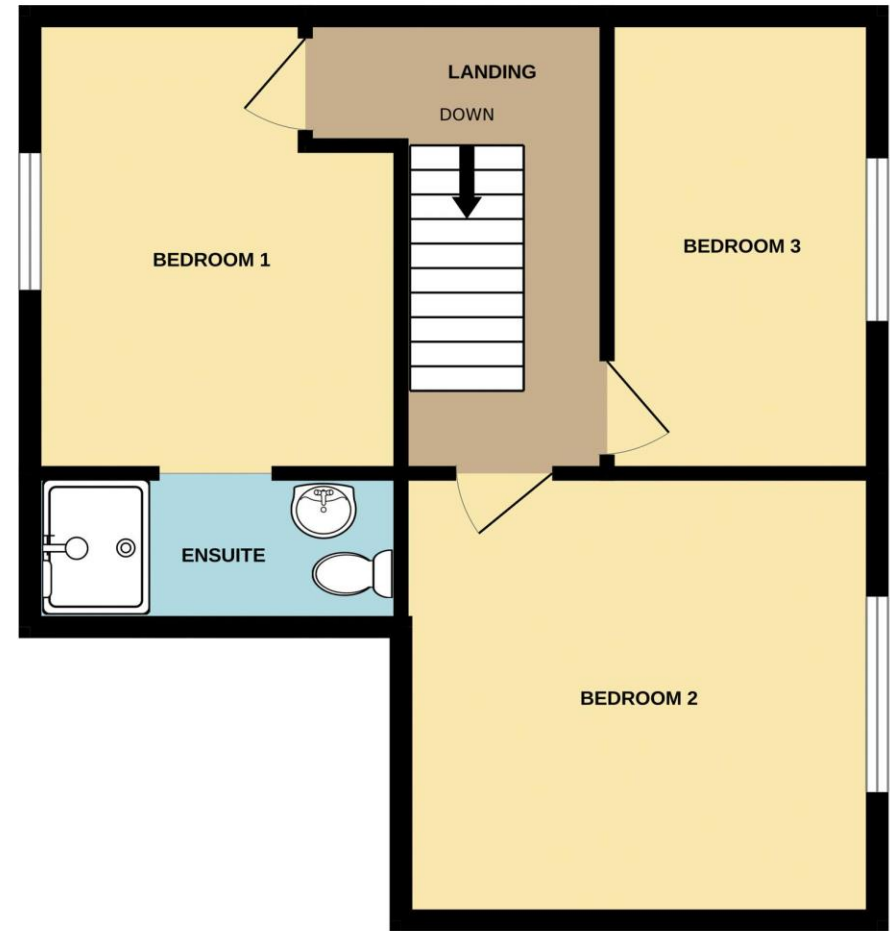




GROUND FLOOR



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 along Haywood Street and at the traffic lights continue straight ahead into Broad Street. At the mini roundabout continue straight ahead following the A52 Newcastle Road. After passing through the village of Longsdon and upon reaching the village of Endon after passing The Plough Inn Public House take the third turning right into Clay Lake signposted the B5051. Follow this road into the village of Brown Edge and just prior to reaching Keiths Supermarket take the turning right into Sandy Lane. Follow this road for a short distance and as the road forks take the left hand fork continuing still along Sandy Lane. Follow this road around which then becomes St Annes Vale and continue up the bank, at the end of this road turn right in Old Lane where the property is situated on the right hand side, identified by a Whittaker & Biggs For Sale sign.

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.

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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**Whittaker
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