



Church Road, Stoke-On-Trent, ST6 8RA.  
OIRO £335,000

Est. 1930  
**Whittaker  
& Biggs**

# Church Road, Stoke-On-Trent, ST6 8RA

This two bedroom detached bungalow is nestled on a substantial plot, having an impressive driveway to the front, detached double garage and large garden to the rear. The driveway can accommodate a number of vehicles, including a motor home/caravan and the detached brick constructed garage is ideal for storage. The property has two double bedrooms, an 18ft living/dining room and well equipped kitchen and bathroom.

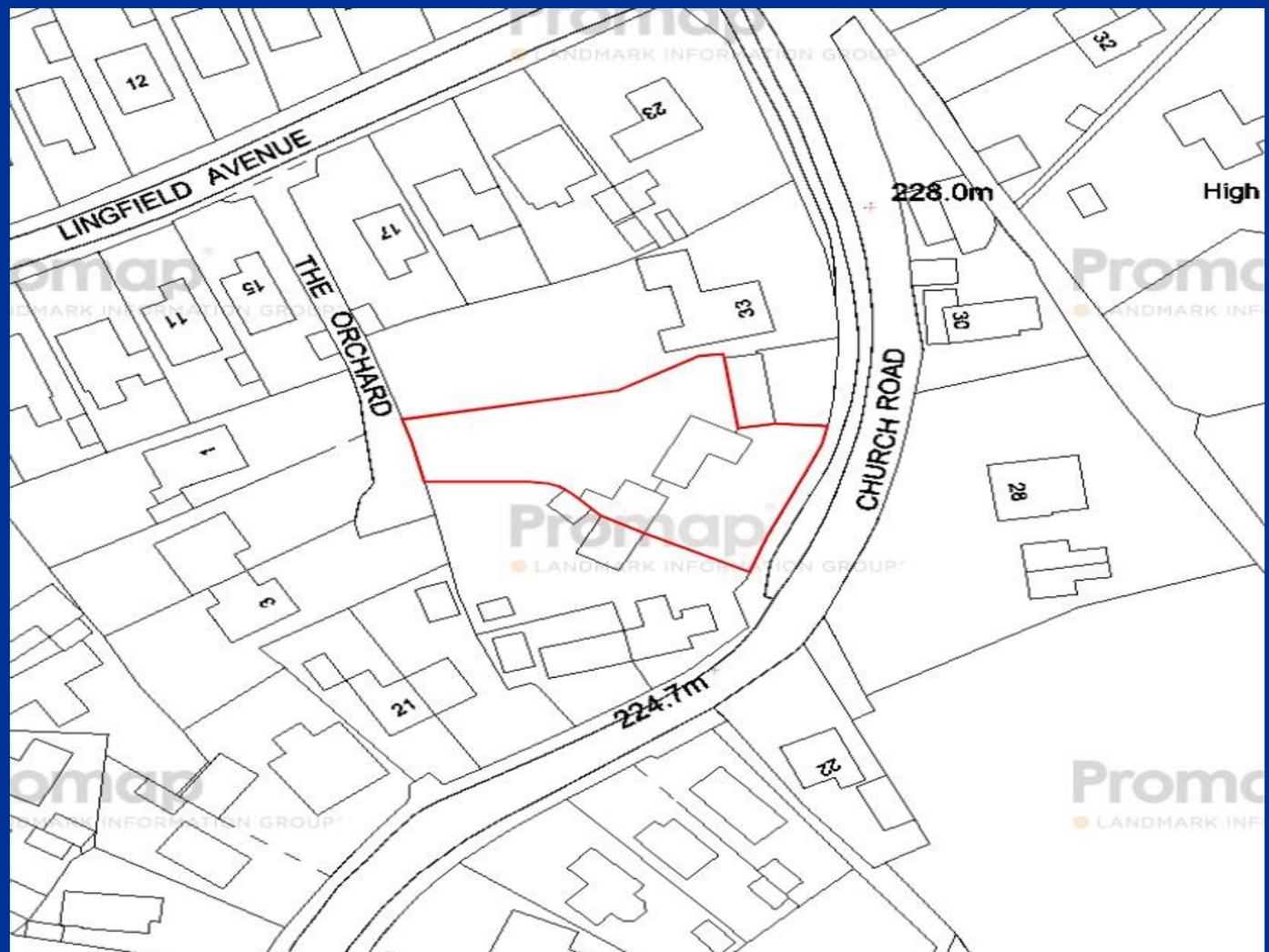
You're welcomed into the property via the porch, then into the hallway, having two useful storage cupboards. The living room has feature wood beams to the ceiling, a living flame gas fire and patio doors onto the rear garden. The kitchen has a good range of units fitted to the base and eye level, plumbing for a washing machine, electric hob, cooker, Glow-worm gas fired boiler, breakfast bar and access to the rear garden. Bedroom one is located to the front of the property, has fitted wardrobes and to the rear is bedroom two, having excellent views. The shower room is a contemporary design, with a corner shower cubicle, low level WC and pedestal wash hand basin.

Externally to the frontage is a gated driveway, having a paved, gravel and lawn area with access to the double garage. The garage is brick constructed, with power and light connected. To the rear is an area laid to lawn, with greenhouse, patio and hedged boundary.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate the plot size, spacious and versatile accommodation.

## Situation

Situated on Church Road in the sought after rural village of Brown Edge. The property is located within easy commuting distance to Leek town centre, the Potteries and the Motorway Network are all within easy reach. An ideal family home which is in walking distance of all the popular Endon Schools. The village of Brown Edge provides good village shops with major supermarkets just a short drive away.



### **Porch**

UPVC double glazed doors to the front elevation, partly tiled.

### **Hallway**

Two storage cupboards, radiator.

### **Lounge/Dining Room 18' 3" x 10' 10" (5.57m x 3.31m)**

Wood double glazed window to the front elevation, UPVC double glazed patio door to the rear elevation, gas fire on tiled hearth with brick surround and wood mantle, wood beams, two radiators, wall lights.

### **Kitchen 12' 5" x 11' 10" (3.78m x 3.60m)**

Range of fitted units to the base and eye level, breakfast bar, electric Bosch oven, electric hob, extractor above, plumbing and space for washing machine, space for freestanding fridge, radiator, partly tiled, UPVC double glazed window to the rear elevation, Glow Worm gas fired central heating boiler, inset down lights, UPVC double glazed door to the rear elevation.

### **Bedroom One 10' 0" x 10' 0" (3.06m x 3.05m)**

Fitted wardrobes, radiator, wood double glazed window to the front elevation.

### **Shower Room 7' 7" x 5' 10" (2.30m x 1.77m)**

Lower level WC, pedestal washer hand basin, corner shower with chrome fitment, chrome heated ladder radiator, UPVC double glazed window to the side elevation, partly tiled.

### **Bedroom Two 11' 6" x 8' 2" (3.50m x 2.50m)**

Radiator, UPVC double glazed window to the side and rear elevation.

### **Externally**

To the front is block paved driveway, gated access, walled and fenced boundary, gravel area, area laid to lawn, rockery, well stocked borders. To the rear is a patio area, area laid to lawn, greenhouse, outside water tap, gated access to the side elevation, log shelter, hedged boundaries, well stocked borders.

### **Garage Two 9' 0" x 18' 9" (2.74m x 5.71m)**

Detached double garage, door to the garden, window to the rear elevation, wood double doors with double glazed panels, light and power connected.

### **Garage One 8' 11" x 18' 2" (2.72m x 5.54m)**

Windows to the side and rear elevation, wood double doors with glazed panels to the front elevation, power and light connected.



Note:  
Council Tax Band: D

EPC Rating: D

Tenure: believed to be Freehold



# GROUND 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, offices proceed along Haywood Street, at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrisons supermarket continue straight ahead into Newcastle Road. Follow this road out of the town into the village of Endon and just after passing the Plough Inn public house take the third right into Clay Lake. Follow this road into the village of Brown Edge and just after passing Keith's supermarket on the right hand side, take the next right into Sytch Road. Follow this road which then becomes Church Road where the property is situated on the left hand side, identifiable by Whittaker & Biggs 'For Sale' board.

**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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