



Greenway Hall Road, Stockton Brook, ST9 9PW.
OIRO £475,000

Whittaker
& Biggs Est. 1930

Greenway Hall Road, Stockton Brook, ST9 9PW.

Whittaker & Biggs are pleased to offer to the market this four bedroom, detached property, situated in the sought after Greenway Hall Road, and is nestled in approximately a 0.25 acre plot with views to the frontage.

Living space is comprised of a hallway, sitting room, dining room/second reception, kitchen diner, garden room and WC to the ground floor, whilst to the first floor are four bedrooms, a family bathroom and separate WC.

The kitchen diner benefits from French doors to the rear as well as four windows to flood the room with light. There is plenty of workspace and two ceramic sinks for convenience.

The home is heated by a recently fitted Alpha combi boiler, has double glazing throughout and includes a skylight in the garden room.

Externally to the frontage, the large tarmac driveway is suitable for multiple vehicles and has a large area laid to lawn. The detached garage beyond is equipped with both power and light.

To the rear, the sizable garden is mainly laid to lawn with a decked patio and mature trees and shrubs.

A viewing is highly recommended to appreciate this home's large plot, views and desirable location.

Call Whittaker & Bigg's today to book a viewing on 01538 372006.



Ground Floor

Hallway 7' 6" x 8' 8" (2.28m x 2.65m)

UPVC double glazed door with sidelight and transom window to the frontage, storage cupboard, radiator, stairs to the first floor.

Sitting Room 16' 11" x 11' 11" (5.16m x 3.63m)

UPVC double glazed window to the frontage, UPVC double glazed patio doors to the rear, living flame gas fire, tiled hearth and mantel, 2 x radiators.

Dining Room/Reception Two 11' 11" x 10' 11" (3.62m x 3.32m)

UPVC double glazed bay window to the frontage, 2 x radiators, tiled fireplace.

kitchen/Dining Room 20' 1" x 17' 3" (6.13m x 5.25m)

Max measurement

UPVC double glazed French doors to the rear, 2 x UPVC double glazed windows to the rear, 2 x wood double glazed windows to the side aspect, units to the base and eye level, ceramic sink and drainer chrome mixer tap, second ceramic sink, chrome mixer tap, space for a freestanding cooker, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a tumble dryer, space for an American style fridge freezer, space for a dining table and chairs radiator.

WC 5' 8" x 3' 5" (1.73m x 1.03m)

Low level WC, vanity wash hand basin.

Garden Room 11' 1" x 7' 4" (3.38m x 2.24m)

UPVC double glazed French doors to the side aspect, UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, solid roof with skylight, radiator.

First Floor

Landing 14' 6" x 2' 10" (4.41m x 0.86m)

UPVC double glazed window to the rear, radiator, storage cupboard.

Bedroom One 11' 11" x 11' 0" (3.62m x 3.35m)

UPVC double glazed bay window to the frontage, radiator.

Bedroom Two 10' 11" x 8' 5" (3.33m x 2.57m)

Max measurement

UPVC double glazed window to the rear, radiator.

Bedroom Three 11' 11" x 8' 2" (3.64m x 2.49m)

UPVC double glazed window to the frontage, radiator.

Bedroom Four 8' 2" x 7' 6" (2.49m x 2.28m)

UPVC double glazed window to the frontage, radiator, loft hatch.

Bathroom 8' 4" x 8' 3" (2.53m x 2.52m)

UPVC double glazed window to the rear, panel bath, chrome mixer tap, shower enclosure, chrome fittings, rainfall shower head, vanity wash hand basin, chrome tap, radiator, fully tiled, extractor fan, airing cupboard housing the Alpha combi boiler.

WC 5' 2" x 3' 2" (1.57m x .97m)

UPVC double glazed window to the rear, low level WC.

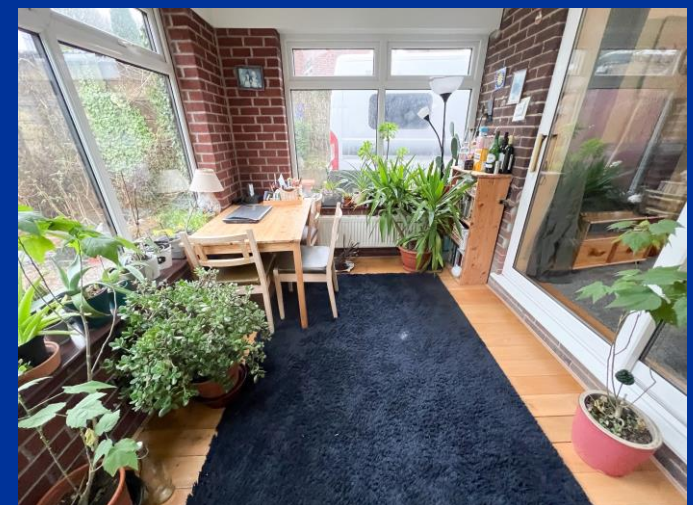
Externally

To the frontage, tarmac driveway, area laid to lawn, hedge and wall boundary, mature trees and shrubs, well stocked borders, garage.

To the rear, mainly laid to lawn, decked area, gravel arear, hedge boundary, mature trees and shrubs, greenhouse.

Garage

Detached, wood double doors, power and light.



Note:

Council Tax Band: E

EPC Rating: C

Tenure: 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 along Haywood Street at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrison supermarket, continue straight ahead onto the A53 Newcastle Road. Follow this road out of the town through the villages of Longsdon and Endon and into Stockton Brook. Take the left hand turning before The Sportmans into Bunts Lane, then the first left turning into Greenway Hall Road and the property is situated on the left hand side, identifiable by a Whittaker and Biggs for sale board.

Situation

An idyllic location offering stunning views over the surrounding towns and countryside, together with the canal just a short distance away, which provides many countryside walks. Portland is in the catchment for the ever popular Endon High School and just a short distance from Greenways Primary School. Pubs/restaurants such as Ego, Greenway Hall Golf Club and the Sportsman are all within walking distance. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.

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