

## High Lane Brown Edge Stoke on Trent ST6 8RU



**Offers In The Region Of £239,550**

## High Lane, Brown Edge, Stoke on Trent, ST6 8RU

SOMEONE'S KNOCKING ON THE DOOR, Someone's ringing the bell,  
There'll be a queue of people wanting to view this property we're delighted to sell.  
A spacious THREE BEDROOM semi detached home  
With plenty of potential for you to make it your own.  
There's a lounge and open-plan kitchen/dining area to the ground floor  
WC and so much more!  
On the market at a great price and with NO UPWARD CHAIN  
You have nothing to lose and a lot to gain!  
So what are you waiting for, do not delay,  
Pick up the phone and arrange to view today!

Great opportunity if you are looking for a property where you can make it your own. This well presented semi-detached family home, is situated within the highly regarded and sought after residential area in "Brown Edge". This property offers superb potential and boast family sized accommodation through-out. On the ground floor the accommodation comprises, entrance porch, hallway, lounge, open-plan kitchen/dining area, utility and WC. On the first floor three bedrooms and modern spacious bathroom. Double glazing and central heating. Gardens to the front and rear elevations. Driveway providing ample off road parking. Workshop. Viewing highly recommended.

### Entrance Porch

Double glazed double doors with access into the porch. Feature tiled floor.

### Entrance Hall

Feature tiled floor. Stairs off to the first floor. Radiator. Useful storage area with single glazed window to the side aspect.

### Lounge

10'10" x 10'10" plus box window (3.32 x 3.31 plus box window)  
Double glazed box window to the front aspect. Radiator.

### Kitchen/Dining Room

Comprises;

#### Dining Area

13'3" x 10'11" (4.06 x 3.34)  
Double glazed window to the rear aspect. Radiator. Inset housing burner/stove. Open access into the kitchen.



### Kitchen Area

9'10" x 6'1" (3.00 x 1.86)  
Fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. One and a half bowl sink with single drainer. Part tiled splash backs. Four ring gas hob, extractor hood and built-in oven. Double glazed window to the side aspect.

### Lobby

Side door access.

### Utility

6'7" x 2'10" (2.03 x 0.88)  
Plumbing for automatic washing machine. Double glazed window to the rear aspect.

### Separate WC

4'6" x 3'2" (1.39 x 0.98)  
With low level WC. Wall mounted gas central heating boiler. Double glazed window. Radiator.

### First Floor

#### Landing

Double glazed window to the side aspect. Loft access with ladder.

#### Bedroom One

13'4" x 8'10" to robe (4.08 x 2.70 to robe)  
Double glazed window. Radiator. Built-in wardrobes.

### Bedroom Two

10'10" x 9'8" to chimney (3.32 x 2.95 to chimney)  
Double glazed window. Radiator.

### Bedroom Three

7'8" max into bulk head x 6'2" (2.36 max into bulk head x 1.90)

Double glazed window. Radiator.

### Bathroom

9'9" x 6'2" (2.99 x 1.90)

White suite comprises, panelled bath, shower cubicle housing Triton shower, vanity wash hand basin and low level WC. Heated towel rail. Double glazed window to the rear aspect.



### Externally

To the front aspect there is a lawn garden with planted borders. Driveway providing ample off road parking. To the rear aspect there is a patio seating area and a vegetable feature garden. Variety of fruit trees. Sectional workshop with useful storage.



Approx Gross Internal Area  
86 sq m / 920 sq ft



Ground Floor  
Approx 46 sq m / 496 sq ft

First Floor  
Approx 39 sq m / 425 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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