

## The Farthings Stanley Moss Lane, Stockton Brook, Stoke-On-Trent, Offers In The Region Of £650,000

- Detached property in a much sought after location
- Open plan kitchen / diner with utility room beyond
- Principal bedroom with en-suite bathroom
- Four double bedrooms
- Integral garage and large driveway suitable for multiple vehicles
- Impressive entrance hall
- Dual aspect sitting room
- Bathroom with free standing bath and separate shower
- West facing rear garden



# The Farthings Stanley Moss Lane, Stoke-On-Trent ST9 9LH

Whittaker & Biggs are delighted to offer to the market this impressive detached house on Stanley Moss Lane. The property offers a perfect blend of space, comfort, and modern living, with four generously sized double bedrooms, including a principal suite complete with an en-suite bathroom, this property is ideal for families seeking both privacy and convenience.

As you enter, you are greeted by an impressive entrance hall that sets the tone for the rest of the home. The dual aspect sitting room, extending over seven metres in length, provides a bright and airy space for relaxation and entertaining. The open plan kitchen diner is a true highlight, featuring a utility room that adds to the practicality of daily life, making it perfect for family gatherings or casual dining.



Council Tax Band: F



## Ground Floor

### Hallway

11'2" x 10'11"

Wood door to the frontage with wood double glazed side light windows, stairs to the first floor, radiator.

### WC

5'8" x 2'11"

Wood double glazed window to the frontage, low level WC, corner wall mounted wash hand basin, chrome taps.

### Snug

14'6" x 8'0"

Wood double glazed window to the frontage, radiator, fitted storage cupboards.

### Sitting Room

25'10" x 15'7"

Wood double glazed window to the frontage, wood double glazed window to the rear, wood double glazed window to the side aspect, two radiators, log burner, slate hearth, inset ceiling speakers.

### Kitchen / Diner

19'8" x 12'5"

Wood double glazed door with side light windows to the rear, wood double glazed window to the rear, units to the base and eye level, Hotpoint five ring gas hob, Hotpoint electric fan assisted oven and separate grill, Hotpoint combination microwave oven, integral fridge freezer, integral Hotpoint dishwasher, ceramic sink and a half with drainer, chrome mixer tap, extractor hood, breakfast bar, tiled floor, inset ceiling spotlights, bi-fold doors to the sitting room.

## Utility Room

11'7" x 7'6"

Wood double glazed stable door to the rear, wood double glazed window to the rear, space and plumbing for a washing machine, space for a tumble dryer, stainless steel sink and half with drainer, chrome mixer tap, space for a free standing fridge freezer, radiator, pedestrian door to the garage, storage cupboard housing the gas fired wall mounted Worcester boiler.

## First Floor

### Landing

Wood double glazed window to the frontage, wood double glazed window to the rear, radiator, inset ceiling spotlights, loft hatch, airing cupboard housing CenterStore cylinder and Aquasystem expansion vessel.

### Bedroom One

15'7" x 13'8"

Wood double glazed window to the frontage, radiator, storage cupboard, en-suite off.

### En-suite

10'7" x 7'2"

Wood double glazed window to the rear, panel bath, chrome taps, shower over, chrome fittings, glass shower panel, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, fully tiled.

### Bathroom

10'0" x 7'8"

Wood double glazed window to the rear, double ended freestanding claw foot bath, chrome telephone style mixer tap and handheld shower attachment, walk in shower enclosure, chrome fittings, rainfall shower head, pedestal wash hand basin, chrome mixer tap, low level WC, vintage style radiator, inset ceiling spotlights, extractor fan.

### **Bedroom Two**

14'7" x 12'5"

Wood double glazed window to the frontage, radiator, fitted wardrobes, inset ceiling spotlights.

### **Bedroom Three**

13'1" x 8'10"

Wood double glazed window to the frontage, radiator, fitted wardrobe, dressing table and side table.

### **Bedroom Four**

14'9" x 8'2"

Wood double glazed window to the rear, radiator, fitted wardrobes and drawers.

### **Loft**

Boarded.

### **Externally**

To the frontage, gravel driveway suitable for multiple vehicles, area laid to lawn, hedge and fence boundary, mature trees and shrubs, gated access to the rear.

To the rear, paved patio, area laid to lawn, fence boundary, well stocked borders.

### **Garage**

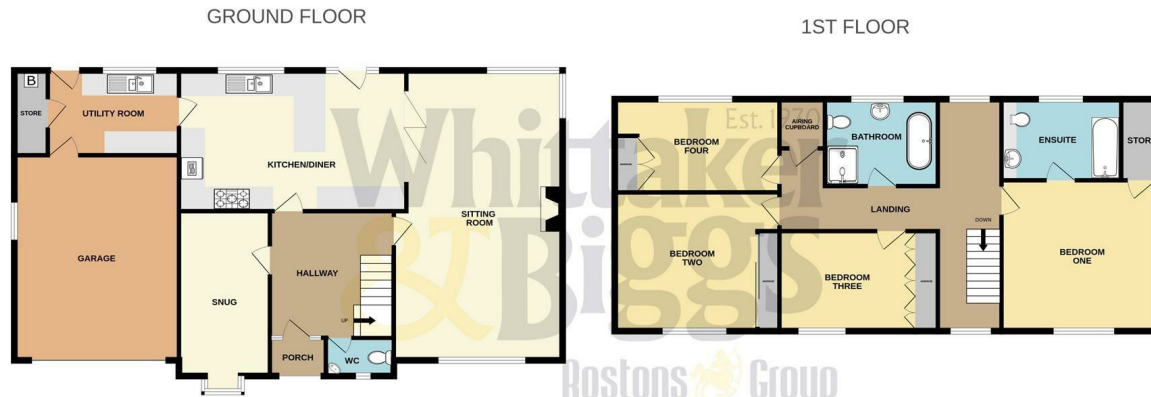
18'2" x 14'6"

Electric roller door, power and light, wood glazed window to the side aspect.

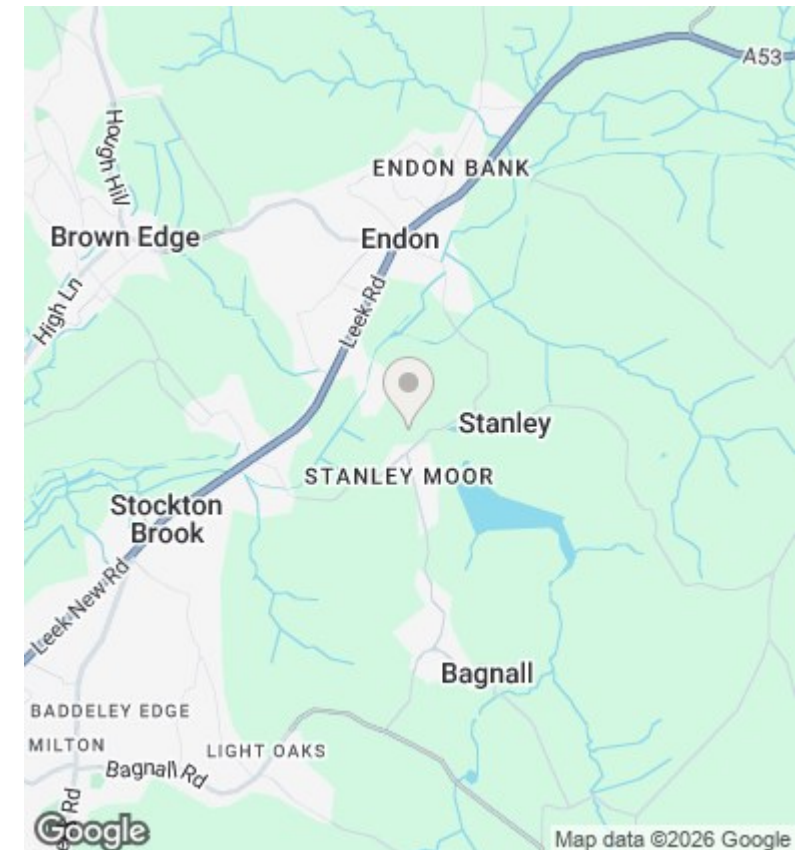








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		