



55 Brown Lees Road, Brown Lees, Stoke-On-Trent, ST8 6PJ

£195,000

- Extended Three Bed Semi-Detached Home
- Spacious Bay-Fronted Lounge
- Refurbished Ground Floor Family Bathroom
- No Upward Chain
- Newly Refurbished, Freshly Decorated, And Newly Carpeted
- Newly Fitted Dining Kitchen
- Generous Off-Road Parking
- Turnkey Opportunity - Ideal For FTB, Young Families And Downsizers
- Separate Utility Room
- Conveniently Positioned For Everyday Amenities

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An excellent opportunity to acquire this extended three-bedroom semi-detached home, offering newly refurbished, freshly decorated and newly carpeted accommodation, together with generous off-road parking, a good-sized low-maintenance rear garden and the added benefit of no upward chain.



Council Tax Band: B



Ready to move straight into, the property has undergone a recent programme of refurbishment and is presented in a fresh, neutral style throughout, making it an ideal purchase for first-time buyers, young families or those looking to downsize.

The accommodation begins with an entrance hall leading into the spacious bay-fronted lounge, which benefits from recessed ceiling lighting together with feature lighting to the alcove.

A particular feature of the home is the good-sized newly fitted dining kitchen, which is fitted with an attractive range of contemporary units and contrasting work surfaces, together with integrated cooking appliances and ample space for a dining table and chairs. A useful understairs pantry/store with fitted shelving provides additional storage.

The property has been extended to the rear, with the extension accommodating a generous separate utility room and refurbished ground-floor family bathroom. The utility room provides further fitted units, worktop space and provision for laundry appliances, together with direct access onto the rear garden.

To the first floor are three bedrooms, including a particularly generous principal bedroom, whilst the layout also offers potential to create a first-floor en-suite/WC, subject to any necessary consents.

Externally, the property benefits from a substantial block-paved frontage providing generous off-road parking for several vehicles. Gated access leads to the side and onwards to the rear, where there is a good-sized, fully enclosed and low-maintenance garden, predominantly paved to provide plenty of space for outdoor seating, entertaining and family use.

The property is conveniently positioned for a range of everyday amenities, including Knypersley First School, local shops and Post Office and The Gardeners Arms, whilst the nearby Biddulph Valley ay provides excellent opportunities for walking and cycling. Biddulph town centre and its wider range of shops, leisure facilities and amenities are also within easy reach.

With its newly refurbished accommodation, newly fitted kitchen, refurbished bathroom, fresh decoration, new carpets, generous parking and no upward chain, this is an appealing and practical home offering the opportunity to move straight in and enjoy.

Entrance Hall

Having UPVC double glazed front entrance door, stairs off to the first floor landing and wood-effect flooring.

Lounge

12'1" into bay x 14'0" into alcove

Having a UPVC double glazed walk-in bay window to the front aspect, radiator and feature LED lighting to the ceiling and alcove.

Newly Refurbished Dining Kitchen

14'0" x 10'7"

Having a range of newly installed green gloss wall mounted cupboards and base units with fitted work surfaces over in a contrasting white marble effect, incorporating an inset one-and-a-half bowl single drainer sink unit. Integral electric combination oven and grill with separate touch-control hob over, stainless steel splashback and matching chimney-style extractor fan.

UPVC double glazed window to the rear aspect, radiator and cupboards concealing the gas and electricity meters. Wood-effect flooring, ample space for a dining table and chairs and useful understairs storage cupboard with fitted shelving.

Utility Room

9'8" x 7'6"

Having a range of newly installed matching wall mounted cupboards and base units with fitted work surfaces over. Plumbing for washing machine and space for tumble dryer. Cupboard housing the gas-fired central heating boiler, radiator and continuation of the wood-effect flooring. UPVC double glazed privacy patio doors provide direct access to the rear garden.

Family Bathroom

9'6" x 5'2"

Having fully tiled Travertine-effect walls and a newly installed suite comprising panelled bath with thermostatically controlled shower over and shower screen, WC and wash hand basin with vanity storage unit. Tiled flooring, radiator, extractor fan and UPVC double glazed obscure window to the rear aspect.

First Floor Landing

Having access to the loft space.

Bedroom One

14'0" x 10'7"

Having radiator and UPVC double glazed window to the front aspect.

Bedroom Two

14'0" x 8'1"

Having UPVC double glazed window to the rear aspect, radiator and built-in bulkhead storage/shelving over the stairs. The room also offers potential to create an en-suite/WC, subject to any necessary consents.

Bedroom Three

5'5" x 7'7"

Having UPVC double glazed window to the rear aspect and radiator.

Externally

Front

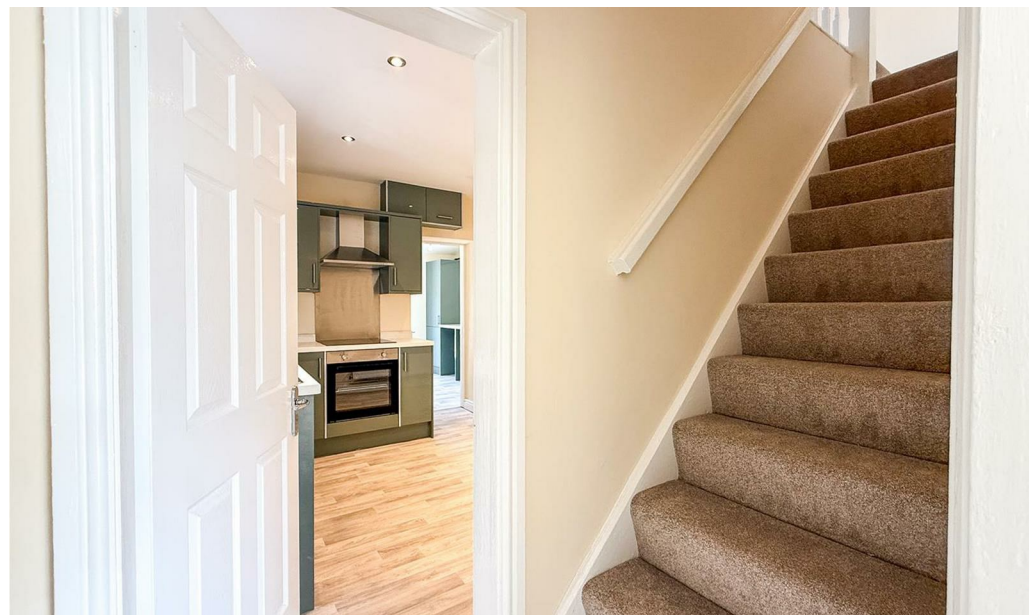
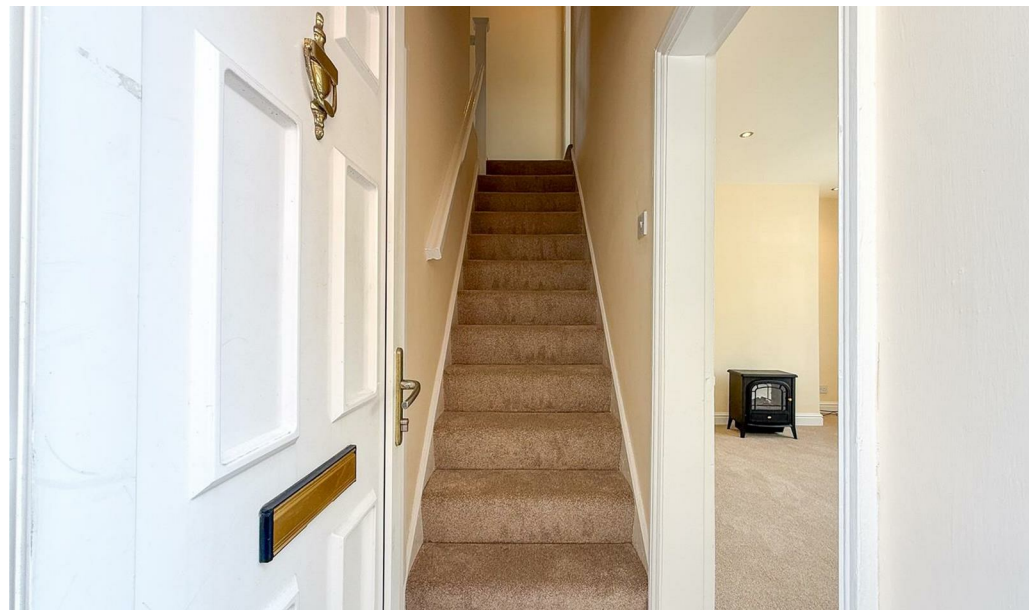
The property is approached over a substantial block-paved driveway providing generous off-road parking for several vehicles. Established hedging provides screening to the front, with gated pedestrian access to the side leading to the main entrance and rear garden.

Rear Garden

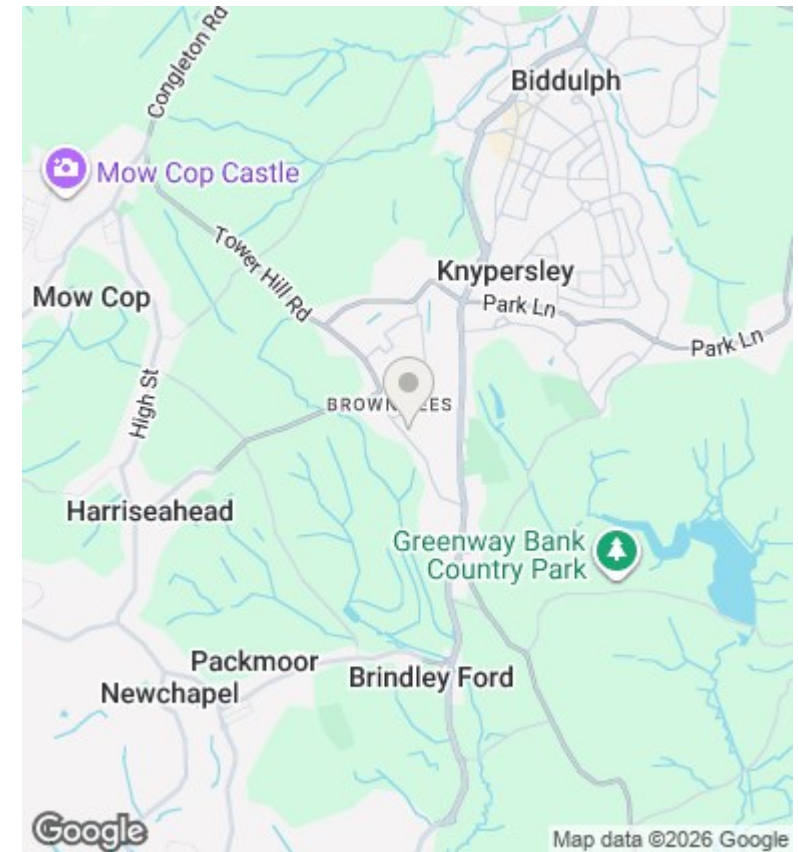
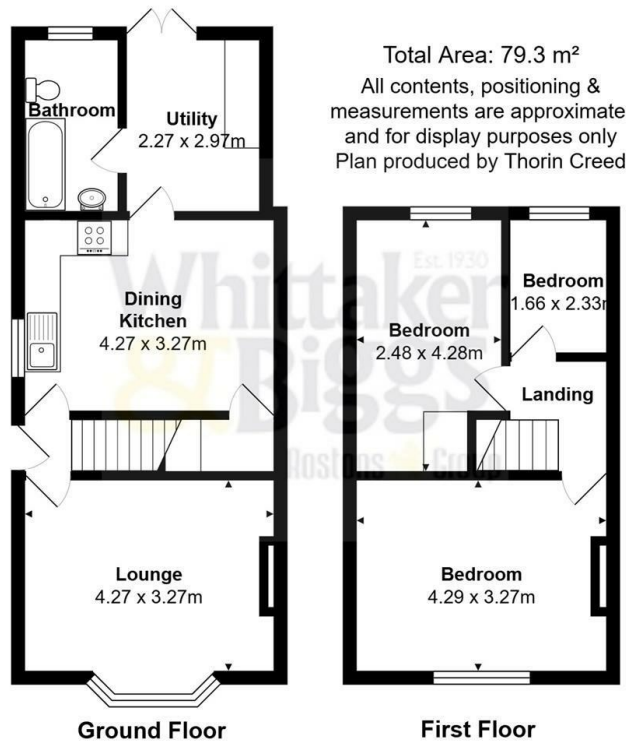
To the rear is a good-sized, fully enclosed garden designed with ease of maintenance in mind. The garden is extensively paved to provide a generous patio and outdoor entertaining area, with ample space for garden furniture and seating. The garden is enclosed by a combination of timber fencing and concrete post fencing, with gated access to the side.

AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		