Whittaker & Biggs Est. 1930
Rostons Group







5 Tower Hill Road, Brown Lees, Stoke-On-Trent, ST8 6PD

£215,000

- Elevated Position With Views Towards Mow Cop
- Modern Bathroom With Skylight And Partially Vaulted Ceiling
- Driveway To The Front
- Close to Biddulph Valley Walkway And Local Amenities
- Spacious Bay-Fronted Lounge
- Two Double Bedrooms
- Rear Access To Detached Garage Via Newpool Terrace
- Extended Open-Plan Dining Kitchen
- Converted Loft Room (not compliant with current regulations)
- Fantastic-Sized Gardens

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5 Tower Hill Road, Stoke-On-Trent ST8 6PD

RECENTLY REDUCED BY £10,000 Occupying an elevated non-estate position this spacious family home enjoys pleasant views to the front towards Mow Cop, offering a lovely outlook and an excellent sense of position.

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Council Tax Band: B





Offering well-proportioned and versatile accommodation throughout, the property would make an ideal purchase for growing families, first-time movers looking for extra space, or buyers seeking a home in a convenient yet well connected location.

To the ground floor, the property features a spacious bay fronted lounge, enjoying plenty of natural light and making the most of the partial Mow Cop Views. To the rear, there is an extended open-plan dining kitchen with breakfast bar and defined seating area having UPVC doors out to the rear garden, creating a practical and sociable living space ideal for modern family life. Also to the ground floor is a modern family bathroom, finished with a skylight helping to create a bright and contemporary feel.

To the first floor, there are two generous double bedrooms, together with access to a converted loft space, which offers useful additional accommodation. Please note: the loft room does not comply with current building regulations.

Externally, the property continues to impress with two separate driveways, including a driveway to the front, along with further access to a detached garage at the rear, approached just off Newpool Terrace. The outside space is a particular feature, with fantastic-sized gardens including a low-maintenance gravelled garden area leading onto an additional lawned garden, offering plenty of room for families and outdoor enjoyment.

The property is well placed for local amenities and everyday convenience, whilst also being within easy reach of the Biddulph Valley Walkway, ideal for walking and outdoor leisure. Nearby amenities also include a local convenience store/post office, Knypersley First School and the popular The Gardener's Arms, adding further appeal to this well-positioned home.

Side Entrance Hall
Having a UPVC double glazed side entrance door with glazed panel, stairs off to first floor landing .

Lounge
Bay fronted with UPVC double glazed walk-in bay window to the front aspect having views on the horizon over Mow Cop. Radiator.

Inner Hallway
Under stairs store cupboard

Open Plan Dining Kitchen
Kitchen having a range of black glass wall mounted cupboard and base units with oak fitted worksurface over incorporating a single drainer stainless steel sink unit with mixer tap over.

Range of integral appliances, including five gas hob with chimney style stainless steel extractor fan over, electric combination oven and grill below. Integral electric wire rack.

Recess LED lighting to ceiling, UPVC double glazed window to the side aspect. Incorporating breakfast bar adjoining the open plan dining area having UPVC double glazed window to the side aspect and UPVC double glazed patio doors leading out onto the rear gardens. Radiator.

Bathroom
Having a white suite comprising of P shaped panelled shower bath with over bath shower, wash and basin and low-level WC. Skylight to ceiling. Radiator.

First Floor Landing
Having a UPVC double glazed window to the rear aspect stairs off to the loft room.

Bedroom One
Having a UPVC double glazed window to the front aspect with views on the horizon over Mow Cop. Radiator.

Bedroom Two
Having UPVC double glazed window to the rear and side aspect. Radiator.

Loft Room
Converted loft space not to regulations. Having skylight to the rear aspect. Storage to eaves. Radiator.

Externally
To the front of the property, there is a driveway providing off-road parking in addition to a detached garage which is accessed from the rear

To the rear there is a block paved pathway partially enclosed a gravel garden and additional rear lawn garden with steps giving access down to the detached garage.

The garage is accessed to the rear via Newpool Terrace.





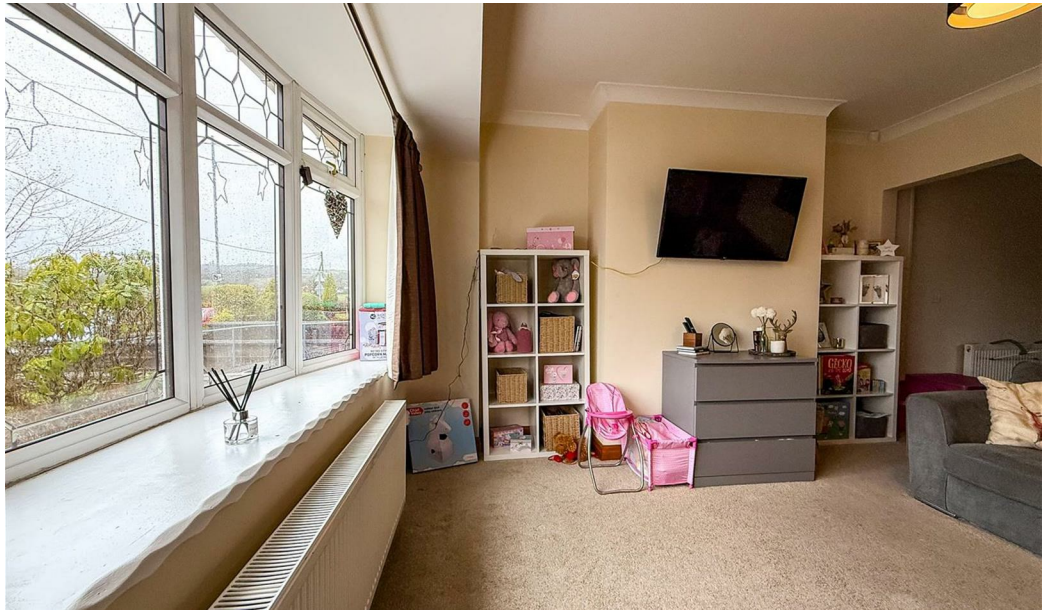

my tiny hands
THE GECKO AND THE ECHO



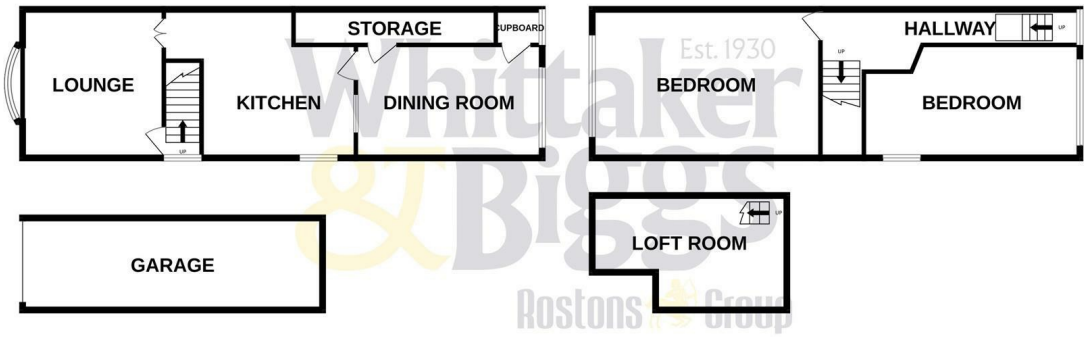




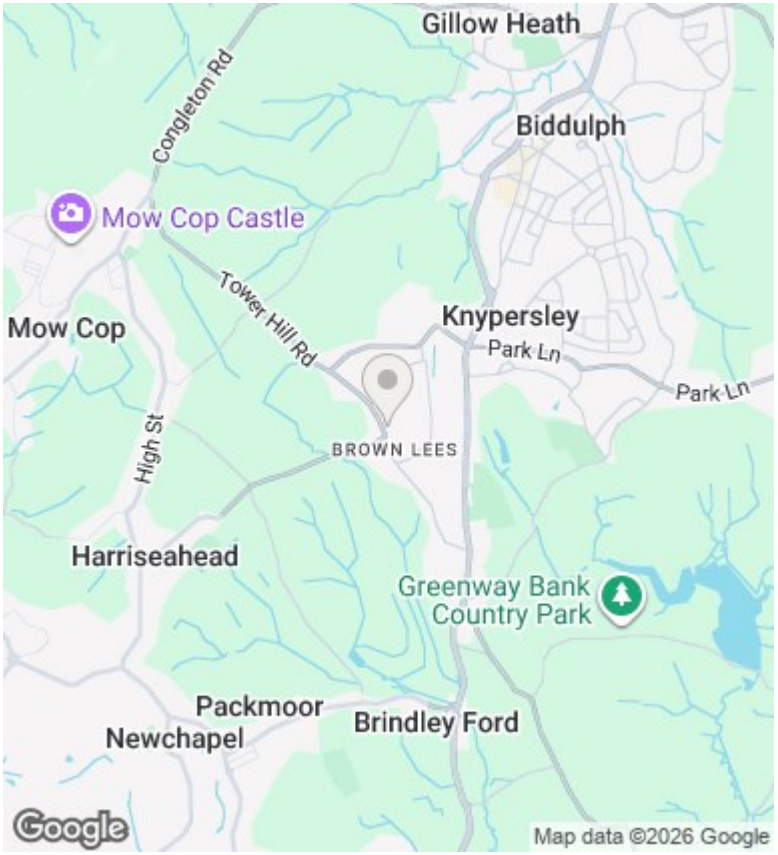








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 01782 522117 to make an appointment.

Council Tax Band

B

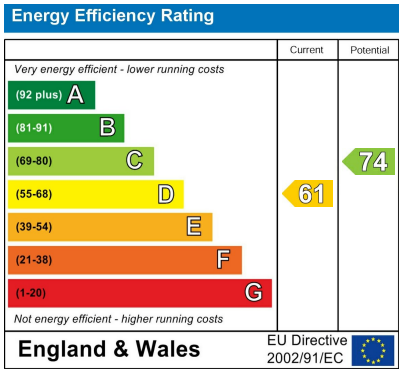


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