



# 8 Brentwood Grove

Stockton Brook



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



## 8 Brentwood Grove

Stockton Brook  
Staffordshire, ST9 9NQ

This outstanding three bedroomed detached bungalow is located in a highly sought after and well established residential area at Stockton Brook, offering good access to amenities and excellent road links to The Potteries or the popular market town of Leek.

Boasting a quiet cul-de-sac position, the property offers immaculately maintained accommodation that also benefits from Upvc double glazing and gas fired central heating.

Entrance Hall, A fabulous Kitchen with integrated appliances, Large Living Room with double doors through to the Conservatory with double doors out to the garden, Master Bedroom and En-Suite, Two further Bedrooms and Shower Room.

Occupying a generous sized plot with driveway to the front and side aspects providing ample off street parking and leading to a single attached garage with power and lighting.

Beautifully maintained landscaped garden to the rear with lawned areas and patio sitting areas, display borders and sitting area at the top of the garden taking in some fabulous views over the area.

An ideal bungalow for retirement or even the option for a family with its three bedrooms and two shower rooms scenario. An internal inspection of this fabulously well appointed bungalow comes strongly recommended.

**Offers in the region of: £325,000**



3



2



2



C



Leek Office - 01538 383344



[info@buryandhilton.co.uk](mailto:info@buryandhilton.co.uk)







# Accommodation

## Entrance Hall

Radiator. Storage cupboard x 2.

## Kitchen

Range of fitted wall and base units with wooden work tops. Sink unit with drainer, rinsing bowl and mixer tap. Gas hob, electric oven and extractor unit above. Coving. Spotlights. Radiator. Integrated fridge / freezer. Serving hatch to Living Room. Tiled floor.

## Living Room

Radiator. Coving. Fire place. Double doors to:

## Conservatory

Radiator. Spotlights. Sky light windows. Double doors out to garden. Laminate flooring. Double doors to:

## Master Bedroom

Radiator. Fitted wardrobes.

## En-Suite

Wash basin with storage unit below. Shower cubicle. W.c. Spotlights. Heated towel rail.

## Bedroom

Radiator. Coving.

## Bedroom

Radiator. Fitted wardrobes.

## Shower Room

Shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail.







### Outside

Occupying a generous sized plot with driveway to the front and side aspects providing ample off street parking and leading to a single attached garage with power and lighting. Beautifully maintained landscaped garden to the rear with lawned areas and patio sitting areas, display borders and sitting area at the top of the garden taking in some fabulous views over the area.

### Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

**Council Tax Band & EPC Rating:** Band C & C

### Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

### Method of Sale

This property is to be sold by Private Treaty.

### Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



6 Market Street, Leek, Staffordshire, ST13 6HZ

**T :** 01538 383344

**E :** [info@buryandhilton.co.uk](mailto:info@buryandhilton.co.uk)

**www.buryandhilton.co.uk**

**Part of the Bagshaws Partnership**



### Offices in:

|           |              |
|-----------|--------------|
| Ashbourne | 01335 342201 |
| Bakewell  | 01629 812777 |
| Buxton    | 01298 27524  |
| Leek      | 01538 383344 |
| Uttoxeter | 01889 562811 |