



## Janlyn The Green, Stockton Brook, Stoke-On-Trent, Staffordshire,

Offers In The Region Of £275,000

- Detached bungalow
- Driveway
- Ripe for renovation
- 3 bedrooms
- Situated within a private road
- NO CHAIN!
- Separate dining room
- Low maintenance garden

# Janlyn The Green, Stoke-On-Trent ST9 9PD

Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this three bedroom detached bungalow which is situated within a private road in a sought after location.

The property is comprised of a sitting room, kitchen, shower room, dining room and three bedrooms.

An oil fired boiler with warm air system heats the property, there is mains electricity but no gas supply.

The kitchen has French doors to the rear garden and the shower room has contemporary fittings and inset ceiling spotlights.

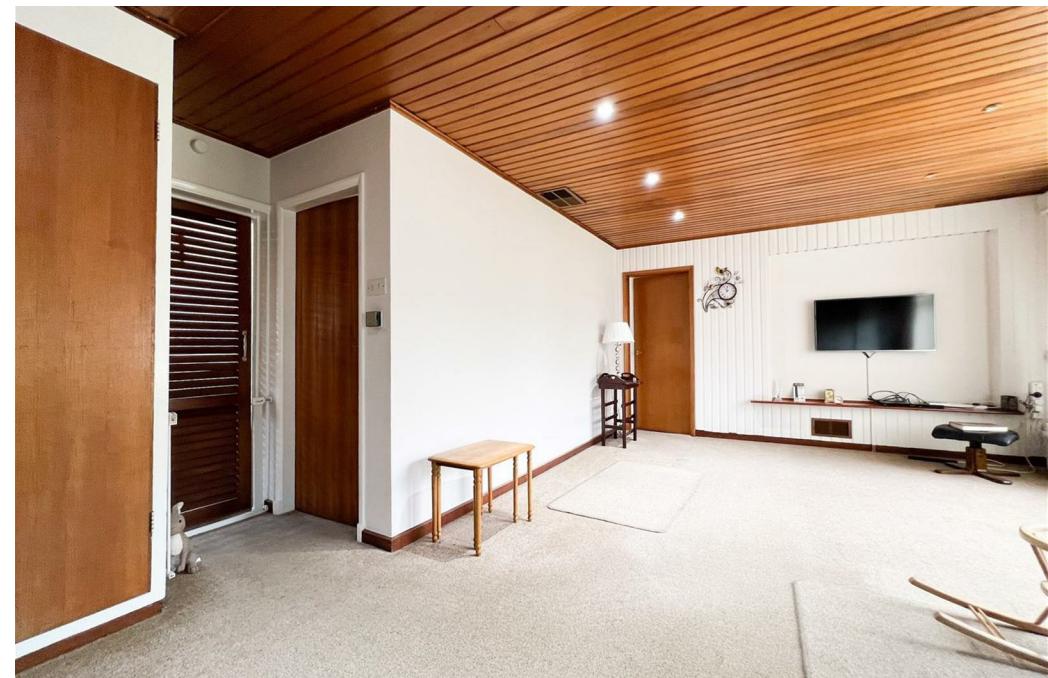
Externally, the rear garden is mainly laid to gravel with a paved patio, well stocked borders and a timber summer house.

To the frontage is a tarmacadam driveway suitable for several vehicles.

A viewing is highly recommended to appreciate this home's further potential, low maintenance garden and private location.



Council Tax Band: D



**Entrance Porch**

5'0" x 4'8"

Wood double glazed door to the frontage with sidelight window. - Size : - 5' 0" x 4' 8" (1.53m x 1.43m)

**Sitting Room**

19'2" x 12'4"

Wood glazed door to the frontage, wood double glazed window to the frontage, cupboard housing the Afos oil fired boiler and warm air heating system, 4 x heating vents. - Size : - 19' 2" x 12' 4" (5.85m x 3.75m)

**Dining Room**

15'10" x 7'7"

Wood double glazed window to the frontage, Wood double glazed window to the side aspect, fitted cupboard housing a safe, 2 x heating vents. - Size : - 15' 10" x 7' 7" (4.82m x 2.32m)

**Kitchen**

14'8" x 8'1"

UPVC double glazed French doors to the rear, wood double glazed window to the rear, units to the base and eye level, stainless steel sink and a half with drainer, chrome mixer tap, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, 1 x heating vent. - Size : - 14' 8" x 8' 1" (4.48m x 2.46m)

**Bedroom One**

11'11" x 11'11"

Wood double glazed window to the rear, fitted wardrobes, 1 x heating vent. - Size : - 11' 11" x 11' 11" (3.64m x 3.63m)

**Bedroom Two**

15'1" x 7'5"

Wood double glazed window to the rear, Wood double glazed window to the side aspect, fitted wardrobes, 1 x heating vent. - Size : - 15' 1" x 7' 5" (4.61m x 2.26m)

**Bedroom Three**

13'0" x 7'11"

Wood double glazed window to the frontage, fitted wardrobes, 2 x heating vents. - Size : - 13' 0" x 7' 11" (3.95m x 2.41m)

**Shower Room**

7'9" x 7'7" Max measurement

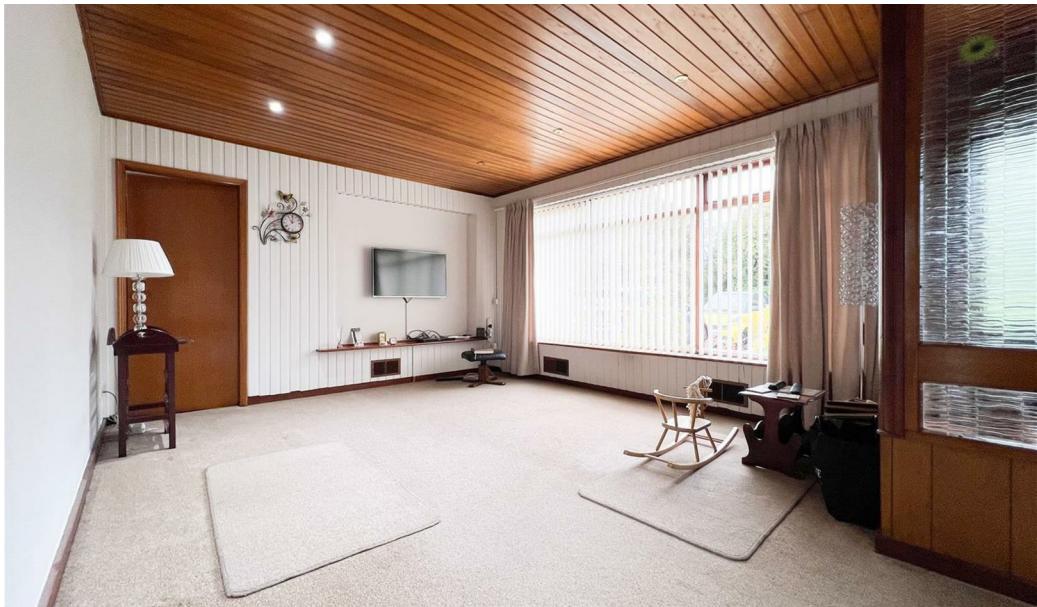
Wood double glazed window to the side aspect, cupboard housing the water tank, shower enclosure, chrome fitments, low level WC, vanity wash hand basin, chrome mixer tap, electric chrome ladder radiator, inset ceiling spotlights, extractor fan, 1 x heating vent. - Size : - 7' 9" x 7' 7" (2.37m x 2.32m) Max measurement

**Externally**

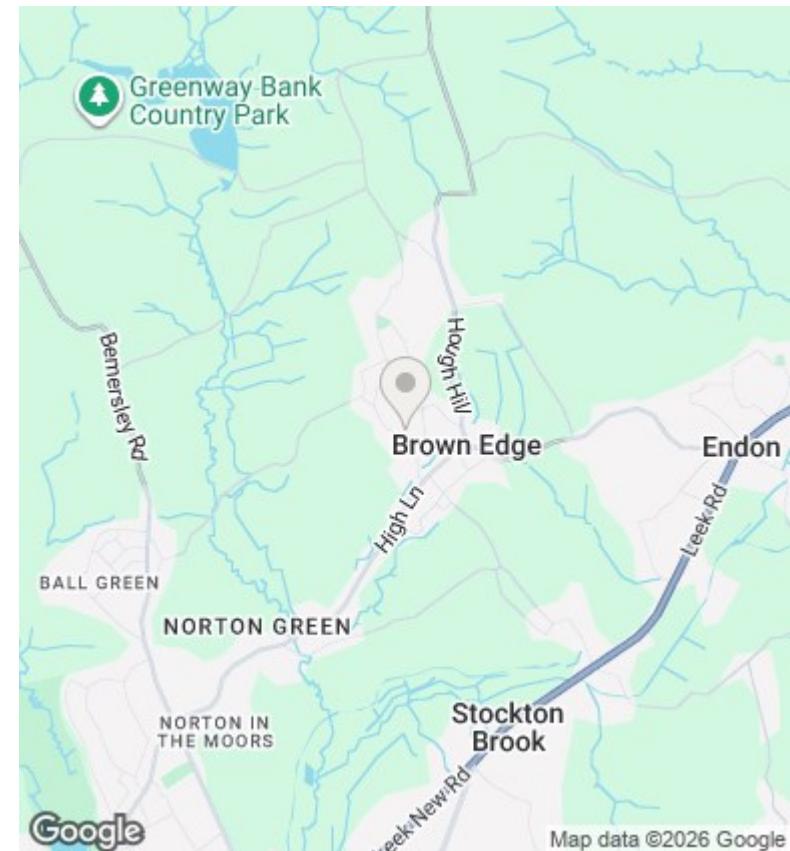
To the frontage, tarmacadam drive, walled boundary, well stocked borders, gated access to the rear.

To the rear, paved patio, area laid to gravel hedge and fence boundary, timber summer house, well stocked borders.

To the side, oil tank. - Size : -







## Directions

From Leek proceed out of the town on the A53 Newcastle Road, stay on this road approximately 7 miles passing through the villages of Longsdon and Endon. Upon entering into the village of Stockton Brook as the road forks on the A5009 take the second right hand turn into the Green. Follow this road for a short distance where the property is located on the right hand side.

## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	41
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC