



## **Tamarind Lingfield Avenue, Stoke-On-Trent, ST6 8RD**

**Asking price £240,000**

CALL US TO ARRANGE A VIEWING 9AM - 9PM 7 DAYS A WEEK!

Located on the sought-after Lingfield Avenue, this delightful two-bedroom bungalow offers stylish, easy living in a peaceful setting. The property features a modern kitchen with open-plan dining area enjoying lovely views, leading into a spacious lounge. There are two good-sized bedrooms – the main with fitted wardrobes – and a well-appointed bathroom.

## Denise White Agent Comments

Situated in the desirable village of Brown Edge, this very well maintained two-bedroom bungalow offers spacious and versatile accommodation throughout – perfect for those seeking comfortable single-level living in a peaceful location.

As you enter the property, you are greeted by a well-presented kitchen, flowing seamlessly into the open-plan dining area, which enjoys lovely views over the surrounding area. From here, access leads into a well-sized lounge, ideal for relaxing or entertaining.

A central hallway leads to a good-sized bathroom and two bedrooms, with Bedroom One benefiting from fitted wardrobes. Both bedrooms overlook the delightful rear garden, which is well maintained and offers excellent potential for keen gardeners to create their perfect outdoor retreat.

Externally, the property provides ample off-road parking, a garage, and a neat front garden, adding to its overall kerb appeal.

This charming bungalow is ready to move straight into and would make a wonderful home for a range of buyers – early viewing is highly recommended to appreciate all it has to offer.

## Location



Situated in the sought-after village of Brown Edge, this address enjoys the perfect balance of rural

charm and everyday convenience. The property lies within easy reach of Stoke-on-Trent, Leek, and Biddulph, making it ideal for both commuting and countryside living.

Brown Edge offers a welcoming community atmosphere with a range of local amenities on the doorstep, including a village shop with post office, pubs, takeaways, a cake shop, and hair salons. For families, the area is particularly appealing, with well-regarded schools such as St Anne's CofE Primary and Endon High School nearby.

Outdoor enthusiasts will appreciate the close proximity to scenic countryside walks, including Marshes Hill Common and the wider Staffordshire Moorlands, while the village also hosts traditional events such as the annual well dressing and summer fair, adding to its character.

Transport links are excellent, with nearby road access into Stoke-on-Trent and surrounding towns, alongside train connections from Longport and Kidsgrove stations.

## Kitchen

12'3" x 8'7" (3.74 x 2.63)



Tiled flooring. Fitted with a range of wall and base units. Stainless steel drainer style sink unit. Electric Hob. Integrated oven. Integrated Microwave. UPVC double glazed window to the side aspect. Open plan access into dining area. Access to outside.

## Dining Area

12'7" x 8'1" (3.86 x 2.48 )



Fitted carpet. Wall mounted radiator. Double glazed window to the front and rear aspect. Open plan access to kitchen. Access to Lounge. Ceiling light.

## Lounge

14'6" x 11'5" (4.42 x 3.49 )



Fitted carpet. Gas fire. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

## Bathroom

7'10" x 6'11" (2.41 x 2.11)



Tiled flooring. WC. Wash hand basin. Bath. Electric shower. Obscured UPVC double glazed window. Inset spotlights.

## Bedroom One

11'5" x 10'9" (3.49 x 3.29)



Fitted carpet. Wall mounted radiator. Fitted wardrobes. UPVC double glazed window to the rear aspect. Ceiling light.

## Bedroom Two

14'5" x 8'2" (4.40 x 2.50)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

## Garage

17'5" x 8'3" (5.33 x 2.53)

## Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

No chain involved with the sale

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

## Property To Sell Or Rent?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Will Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Need A Mortgage Advisor?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **We Won!!!**



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

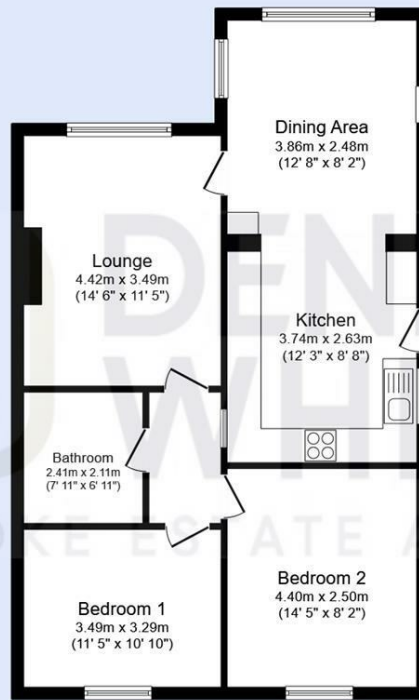
The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale

agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### **Anti-Money Laundering & ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## Floor Plan



### Floor Plan

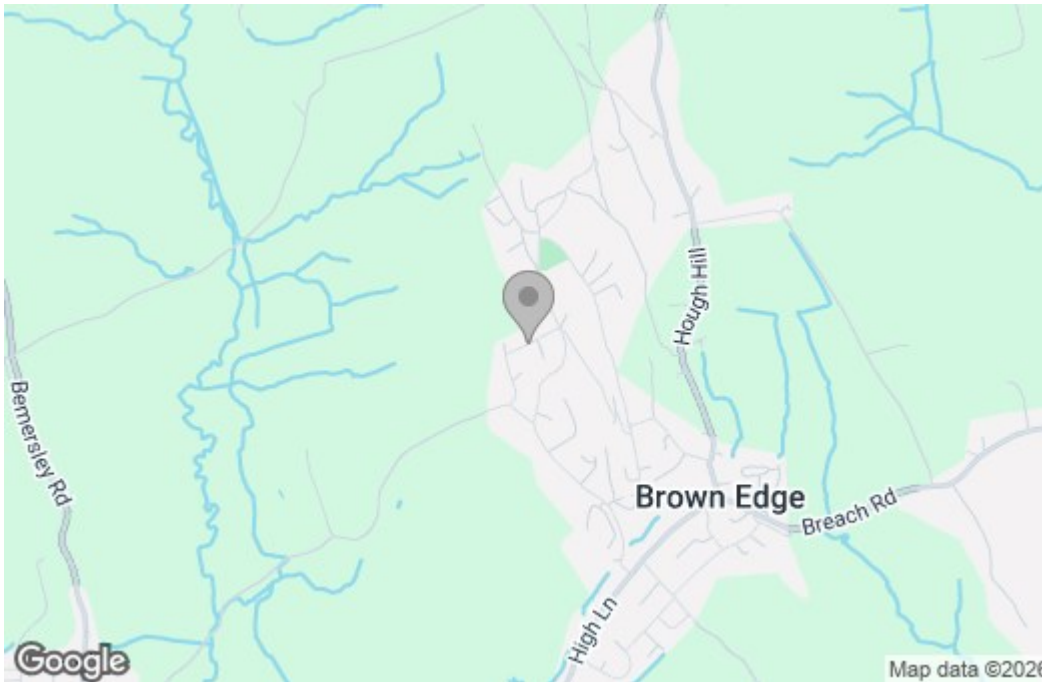
Floor area 74.4 sq.m. (800 sq.ft.)

Total floor area: 74.4 sq.m. (800 sq.ft.)

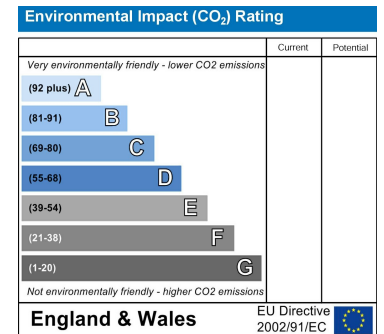
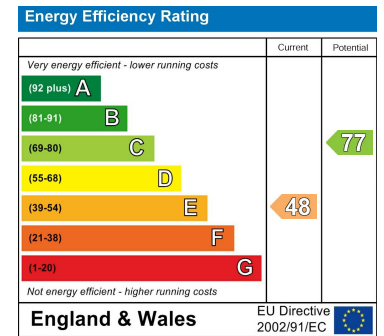
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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