



4 Woodhouse Lane, Brown Edge, Stoke-On-Trent, Staffordshire, ST6

Offers In The Region Of £385,000

- Four bedroom semi detached home
- 19ft L-shaped dining kitchen
- Impressive corner plot
- Renovated and extended to a high specification
- 18ft living room
- Utility
- Semi-rural location with stunning views
- Timber garden room/office
- Garage with electric up and over door

4 Woodhouse Lane, Stoke-On-Trent ST6 8RG

This beautifully presented four bedroom semi-detached home has been renovated and extended by the current vendors to a high standard throughout. The property is nestled on a impressive corner plot and has beautiful rural views to the front. The property boasts a versatile layout with four bedrooms over two floors, bathroom to the ground floor, shower room to the first floor, 19ft dining kitchen, utility, 18ft living room and garage. The property has been finished to a high specification throughout and to mention is the oak style staircase, integrated appliances within the kitchen, electric remote garage door, timber garden room, resin path, flush fitting windows, multi-fuel stove and much more!

You're welcomed into the property via the entrance porch, into the living room via a composite door with full length handle. The living room incorporate a feature fireplace with multi-fuel stove, slate style hearth and wood mantle. Bedroom one is located to the ground floor and has a fitted wardrobe. The L-shaped dining kitchen has a good range of matching base and eye level units, integrated microwave, electric fan assisted oven, induction hob, extractor, integrated dishwasher, space for an American style fridge/freezer, composite 1 1/2 sink with drainer, breakfast bar, space for a dining table and chairs, patio doors to the rear



Council Tax Band: C



Ground Floor

Entrance Porch

4'9" x 3'4"

UPVC double glazed door and window to the front elevation, inset downlights.

Living Room

18'6" x 14'7" max measurement

Composite double glazed door with full length handle to the front elevation, UPVC double glazed bay window to the front elevation, two radiators, multi fuel burner set on slate style hearth and wood mantle, inset downlights.

Bedroom One

12'4" x 10'9"

UPVC double glazed window to the front elevation, radiator, built in wardrobe.

Dining Kitchen

20'0" x 15'9" max measurement

Range of fitted units to the base and eye level, integral Lamona microwave, Neff integrated fan assisted oven, Hotpoint induction hob, extractor above, space for freestanding American style fridge/freezer, integral dishwasher, composite one and half bowl sink unit with chrome mixer tap, breakfast bar, UPVC double glazed window to the rear elevation, UPVC double glazed patio doors to the rear elevation, two anthracite wall mounted radiators, inset downlights, space for dining room table and chairs.

Utility Room

7'2" x 5'5"

Matching base and eye level units, plumbing for washing machine, space for dryer, Worcester gas fired boiler, space for under counter freezer.

Hallway

10'9" x 5'11"

Radiator, oak staircase to the first floor, inset downlights, UPVC double glazed window to the rear elevation.

Bathroom

10'0" x 6'8" max measurements

Panelled bath with chrome mixer tap and shower attachment, wall mounted vanity sink unit with drawers and chrome mixer tap, lower level WC, wall mounted radiator, tiled, inset downlights, chrome shower, UPVC double glazed window to the side elevation.

First Floor

Landing

Velux style window to the rear elevation, eaves storage, inset downlights.

Bedroom Two

13'1" x 11'2"

Radiator, UPVC double glazed window to the front elevation, part panelled walls, storage cupboard.

Bedroom Three

13'1" x 9'11"

UPVC double glazed window to the front elevation, radiator.

Bedroom Four

10'10" x 6'6"

Radiator, UPVC double glazed window to the front elevation.

Shower Room

8'8" x 6'2"

Corner shower cubicle with chrome fitment, lower level WC, vanity wash hand basin

with storage and chrome mixer tap, traditional style radiator with heated towel rail, Velux style window to the rear elevation, partly tiled.

Externally

To the front is area laid to lawn, fenced boundary, well stocked borders, tarmacadam driveway, gated access, steps to the entrance, courtesy lighting, access to Garage.

To the side is gated access, tarmacadam driveway, fenced boundaries.

Timber summerhouse with UPVC double glazed windows and doors, power and light connected. Security camera.

To the rear is Resin pathway, area laid to lawn, fenced boundaries, patio area with Pergola, courtesy lighting.

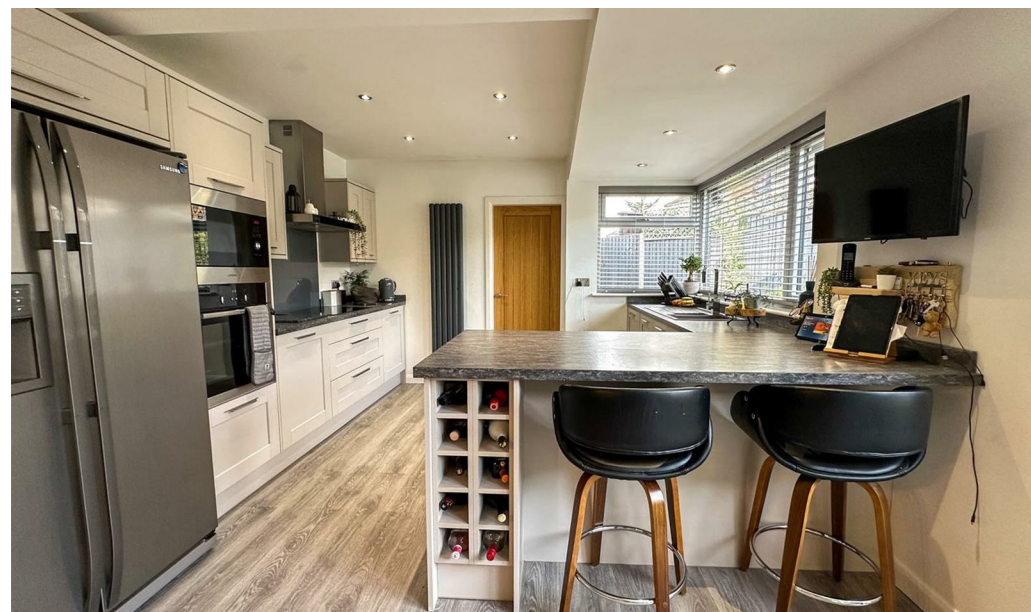
Garage

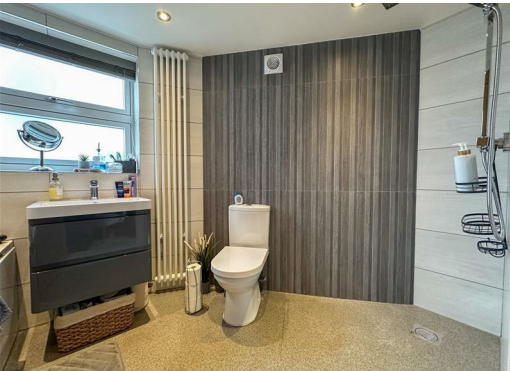
17'10" x 13'3" max measurement

Electric up and over door, power and light connected, radiator. UPVC double glazed door to the side elevation.

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 is £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.





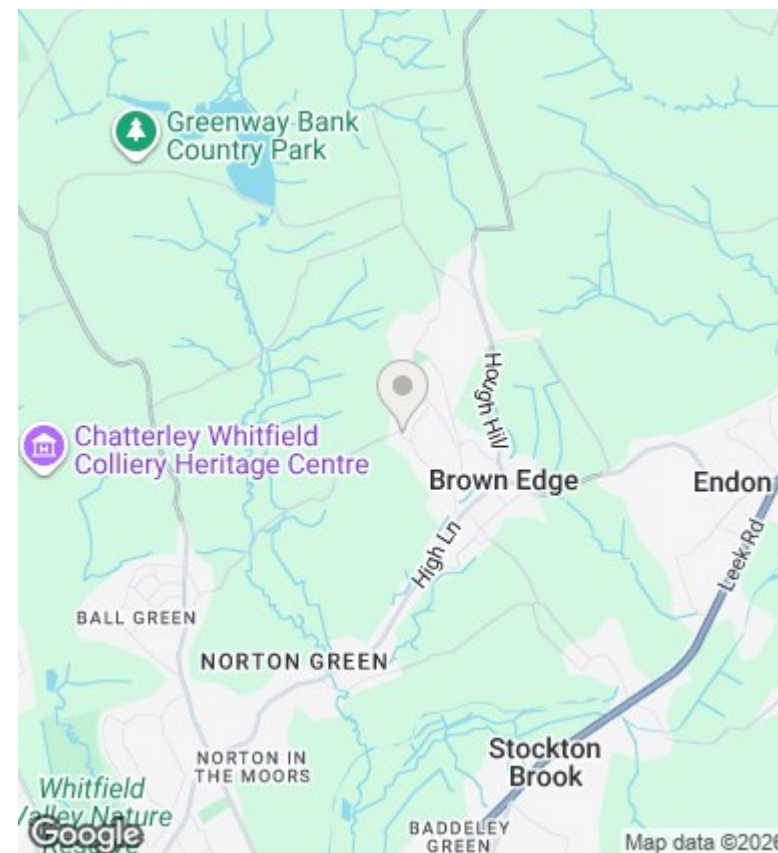
GROUND FLOOR



FIRST FLOOR



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

From our Derby Street, Leek, office proceed along Haywood Street, at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrison's supermarket continue straight ahead on to the A53 Newcastle Road. Follow this road out of the town passing through the village of Longsdon and upon entering the village of Endon just after passing the Plough Inn public house on the right take the third turning right

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	