144 High Lane

Brown Edge, Stoke-On-Trent, ST6 8RU

Take the HIGH road, the view is so much better! And let it lead you all the way to HIGH Lane where you will find this delightful semi detached property. Located in the semi rural village of Brown Edge, close to local amenities and commuter links to the market town of Leek and city centre of Hanley, this spacious property is sold with no upward chain and ready for a new owner. The accommodation on offer comprises a good sized kitchen, lounge, dining room, three bedrooms and family bathroom. Externally the property provides ample off road parking and a well maintained rear garden with large shed. Aim HIGH, look HIGH and book a viewing today. Call us on 01782 789369.

Offers in excess of £185,000

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Brown Edge, Stoke-On-Trent, ST6 8RU

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- IMMACULATE SEMI DETACHED PROPERTY
- THREE BEDROOMS
- WELL MAINTAINED ENCLOSED REAR GARDEN
- LOUNGE & DINING ROOM
- FAMILY BATHROOM
- POPULAR LOCATION, CLOSE TO AMENITIES, SCHOOLING AND BUS ROUTES
- GOOD SIZED KITCHEN
- AMPLE OFF ROAD PARKING
- SOLD WITH NO UPWARD CHAIN

GROUND FLOOR

Entrance Hall
14'6" x 6'3" (4.42 x 1.91)
The property has double single glazed doors to the front aspect. Stairs leading to the first floor and an under stairs storage cupboard. Radiator and telephone point.

Lounge
12'10" x 10'10" (3.93 x 3.32)
A single glazed bay window overlooks the front aspect. Fireplace housing gas fire. Radiator. Wall lights and telephone point.

Dining Room
13'1" x 10'11" (4.00 x 3.35)
Double glazed patio doors lead out to the rear aspect. Fireplace housing gas fire. Television and telephone points. Radiator. Wall lights.

Kitchen
17'3" x 7'8" (5.26 x 2.35)
A single glazed window overlooks the side and rear aspect with an access door leading out to the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit with side drainer. Coordinating work surface areas and partly tiled walls. Space and plumbing for fridge/freezer, washing machine and there is a gas or electric cooker point. Wall mounted central heating combi boiler. Radiator.

FIRST FLOOR

First Floor Landing
A single glazed window overlooks the side aspect. Loft access hatch.

Bedroom One
13'5" x 10'11" (4.10 x 3.35)
A single glazed bay window overlooks the front aspect. Radiator. Telephone point.

Bedroom Two
13'0" x 10'11" (3.97 x 3.33)
A double glazed window overlooks the rear aspect. Fitted wardrobes. Radiator.

Bedroom Three
6'2" x 5'11" (1.90 x 1.81)
A single glazed window overlooks the front aspect. Radiator.

Bathroom
9'10" x 6'1" (3.00 x 1.87)
A double glazed window overlooks the side aspect. Fitted with a suite comprising shower unit, wash hand basin and low level W.C. Fully tiled walls and extractor fan. Radiator.
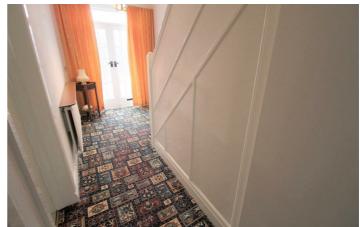
EXTERIOR
To the front of the property there is a good sized paved driveway and gravelled garden. To the rear there is an enclosed well maintained garden with a paved patio and large shed. Mature borders.

Council Tax Band
Council Tax Band- B

Purchaser should seek confirmation prior to completion.

Floor Plan

GROUND FLOOR

KITCHEN/DINER

DINING ROOM

STORAGE

LOUNGE

UP
ENTRANCE HALL

1ST FLOOR

BATHROOM

BEDROOM 2

LANDING

DOWN

BEDROOM 1

BEDROOM 3

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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