

High Lane Brown Edge Stoke-On-Trent ST6 8QD



Offers In The Region Of £185,000

High Lane, Brown Edge, Stoke-On-Trent, ST6 8QD

A wonderful RENOVATED property in the heart of Brown Edge
A spacious home that won't cost a wedge
THREE SPACIOUS BEDROOMS it does boast
And a lovely re-fitted kitchen for cooking a Sunday Roast
A mid terrace with shops and amenities near
Does this sound like a property you'll hold dear?
Call the team at Debra Timmis if you'd like to take a look
telephone us now and an appointment we can book

Nestled in the charming area of High Lane, Brown Edge, this recently renovated mid terraced house presents an excellent opportunity for families and professionals alike. The property boasts a delightful double front, offering a warm and inviting first impression.

Upon entering, you are greeted by a entrance lobby that leads to two well-proportioned reception rooms, perfect for both relaxation and entertaining. The re-fitted kitchen is a highlight, providing a modern space for culinary pursuits, complemented by a convenient utility room and a separate WC on the ground floor.

As you ascend to the first floor, you will discover three generously sized bedrooms, each offering ample space for personalisation and comfort. The stunning re-fitted bathroom is a true gem, designed with contemporary fixtures and finishes that enhance the overall appeal of the home.

The property benefits from double glazing and central heating, ensuring a warm and energy-efficient environment throughout the year. The low-maintenance rear garden provides a private outdoor space, ideal for enjoying the fresh air without the burden of extensive upkeep.

Situated in a sought-after location, this home is within easy reach of local amenities and schools, making it an ideal choice for families. With its spacious accommodation and modern renovations, this property is a must-see. Viewing is highly recommended to fully appreciate all that this delightful home has to offer.

Entrance Lobby

Upvc door to the front aspect. Stairs off to the first floor.

Lounge

16'9" max x 8'5" (5.12 max x 2.59)

Double glazed window to the front aspect. Two radiators. Feature surround.

Sitting Room

11'7" x 11'4" into alcove (3.54 x 3.46 into alcove)

Double glazed window. Radiator.

Kitchen

12'1" x 10'3" (3.69 x 3.13)

Beautiful presented fitted kitchen with a range of wall mounted units, worktops incorporating drawers and cupboards below. Electric hob with extractor hood above and built-in oven. Stainless steel one and a half bowl sink with single drainer and mixer tap. Radiator. Inset ceiling spot lights. Double glazed window and double glazed door to the rear aspect.



Utility Room

6'2" x 6'0" (1.88 x 1.85)

Space for automatic washing machine and space for dryer. Gas central heating boiler. Double glazed window. Useful storage cupboard.

Separate WC

5'11" x 3'6" (1.81 x 1.07)

With low level WC and vanity wash hand basin. Radiator.

First Floor

Landing

Bedroom One

15'0" max x 10'6" max (4.58 max x 3.21 max)

Double glazed window. Radiator.

Bedroom Two

11'9" x 8'7" plus recess (3.60 x 2.63 plus recess)

Double glazed window. Radiator.



Bedroom Three

11'8" x 11'3" into alcove (3.56 x 3.45 into alcove)

Double glazed window. Radiator.

Bathroom

10'10" x 8'6" (3.31 x 2.61)

Stylish suite comprises, Free standing bath, shower cubicle housing shower, vanity wash hand basin and low level WC. Heated towel rail. Double glazed window.

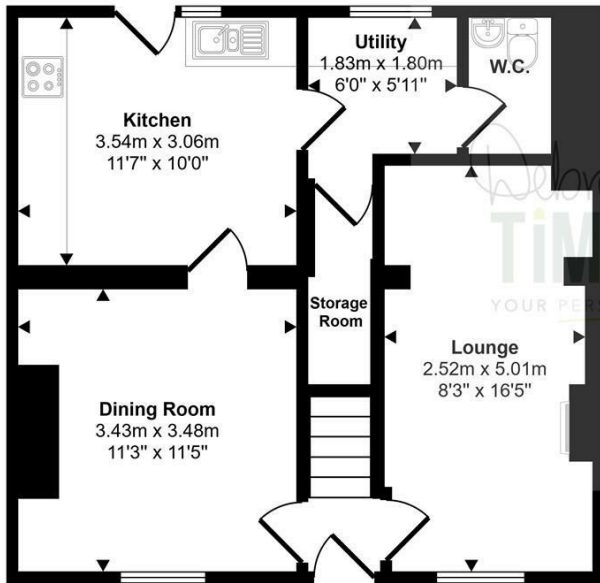


Externally

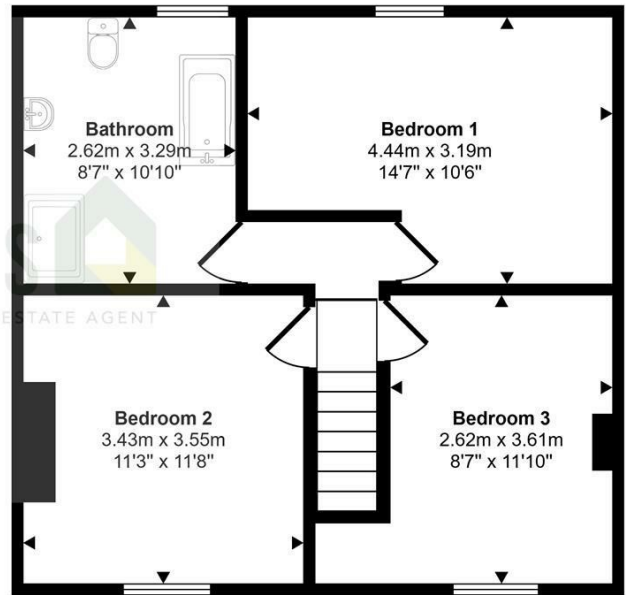
Low maintenance frontage. Tiered garden with patio seating area and feature garden. There is a shared access area also.



Approx Gross Internal Area
99 sq m / 1070 sq ft

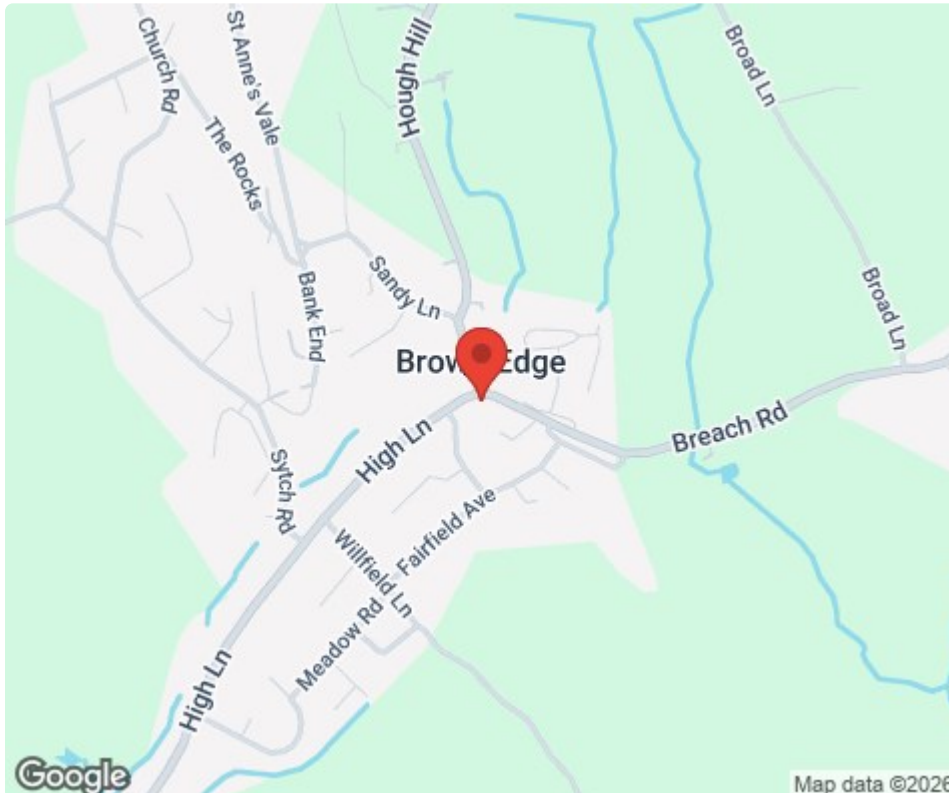


Ground Floor
Approx 49 sq m / 527 sq ft



First Floor
Approx 50 sq m / 542 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold
Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(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

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