

Wakefield Giles

Tel: 01782 897480



**Sandy Lane
Brown Edge
ST6 8QL**

Monthly Rental Of £695



TWO BEDROOMS

SEMI RURAL LOCATION

GAS CENTRAL HEATING

DETACHED COTTAGE

OFF STREET PARKING

MULTI FUEL BURNER

Wakefield Giles, 73 High Street, Wolstanton, Newcastle-under-Lyme, Staffordshire, ST5 0ES

Wakefield Giles are pleased to bring to the market this fantastic Two bedroom character detached cottage located in the picturesque location of St.Anne's Vale in Brown Edge. The property has been modernised and improved over the years by the current owners with a wealth of features like multi fuel burner stove inset chimney breast on a stone hearth, oak flooring throughout the downstairs and modern cream high gloss kitchen units. The accommodation briefly comprises of to the ground floor: Living room, W/C, kitchen and to the first floor: two bedrooms and a family bathroom. Externally there is off street parking, garage and a rear courtyard garden with countryside views.



ACCOMMODATION

Ground Floor

Living Room

W/C

Kitchen

First Floor

Master bedroom

Bedroom Two

Bathroom

Externally

Driveway

Garage

Rear Garden



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.