



Brown Lees Road, Brown Lees, ST8 6PH.
£205,000

Whittaker Est. 1930
& Biggs

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Brown Lees, ST8 6PH.

This newly refurbished semi has the most fantastic outlook to the rear. Overlooking adjoining fields this picturesque outlook extends towards Mow Cop & can be enjoyed from the gardens & from the rear bedrooms, creating an envious position. Newly refurbished to create a ready to move into home this 3-bedroom property has a modern kitchen with Upvc French doors allowing access to the low maintenance & generous sized garden. There's also a walk-in pantry store. The bay fronted lounge has a cast iron multi fuel stove & newly installed doors & recessed lighting. There's a newly refurbished bathroom complete with an on-trend family bathroom with over bath shower. There are 3 bedrooms with the main bedroom offering the potential to add a first floor W.C. whilst the rear bedrooms have the most fantastic outlook, ever changing throughout the seasons & incredible sunsets. Recessed lighting, internal doors, modern boiler & radiators are also enhancements to the property including an upgraded frontage with new Upvc front entrance door & tarmac driveway. Close to Biddulph Valley Walkway with amenities & countryside walks nearby as well as Knypersley First school, this is an ideal home for a variety of purchasers. Offered with no upward chain.



Entrance Hall

Having a new Upvc double glazed front entrance door, radiator, stairs to first floor landing.

Lounge 13' 7" x 11' 10" (4.13m x 3.61m)

Having a feature fireplace with multi fuel cast iron stove set upon a slate hearth, Upvc walk in bay window to front aspect. Recessed lighting.

Kitchen 8' 8" x 6' 7" (2.65m x 2.00m)

Having a range of newly installed on trend gloss units with fitted wood effect worksurface over incorporating a single drainer stainless steel sink unit with mixer tap over. Integral electric combination oven & separate four ring induction hob, with modern black glass extractor over & matching splash back. Integral washing machine & fridge. Cupboard concealing a newly installed gas fired central heating boiler (2022), wood effect laminate flooring. Upvc French doors giving access to the rear gardens. Pantry store with Upvc window to the side aspect. Recessed lighting.

Bathroom 8' 6" x 6' 0" (2.59m x 1.83m)

Newly installed having a panelled bath with on trend thermostatically controlled dual shower & water fall mixer tap. Wash hand basin in modern vanity storage unit, low level w.c with concealed cistern. Extractor fan, newly tiled walls & grey wood wash effect chevron flooring. Modern towel radiator, Upvc obscured window to rear aspect. Recessed lighting.

First Floor Landing

Having Access to:-

Bedroom One 12' 0" extending to 15' 3" x 9' 2" (3.65m extending to 4.67m x 2.79m)

Having two Upvc windows to the front aspect, radiator, ornate cast iron fireplace. Recessed lighting.

Bedroom Two 11' 9" x 8' 11" (3.59m x 2.72m)

Having Upvc window to rear aspect with views over adjoining countryside, radiator. Recessed lighting.

Bedroom Three 8' 11" x 5' 11" (2.71m x 1.80m)

Having Upvc window to rear aspect with views over adjoining countryside, radiator. Recessed lighting.

Externally

To the front of the property there is a tarmacadam driveway providing ample off road parking for multiple vehicles.. Gated side access leading to the rear garden.

Rear Garden

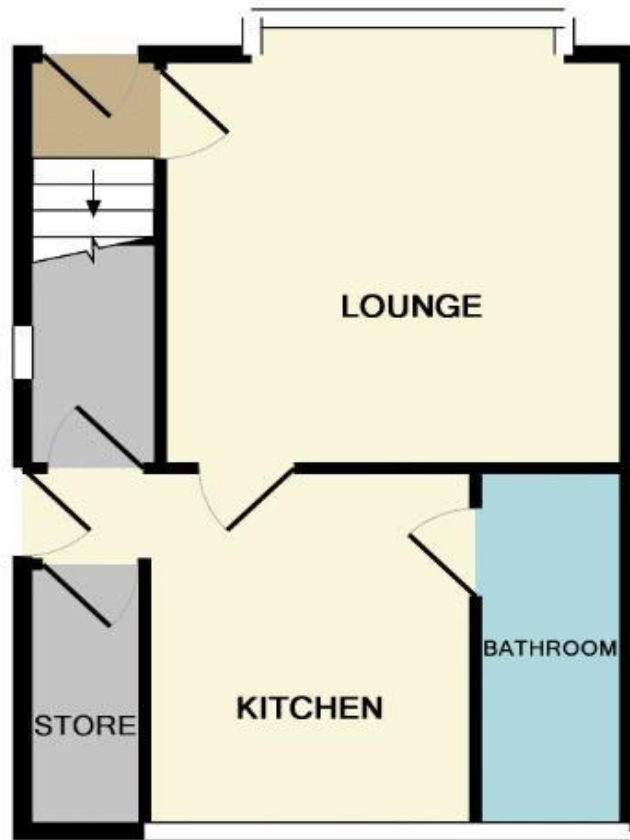
Fully Enclosed rear garden backing onto open fields, enjoying an open outlook over the adjoining countryside & towards Mow Cop. Low maintenance artificial lawn for ease of maintenance with adjoining paved patio. Fully enclosed via timber fenced panels.



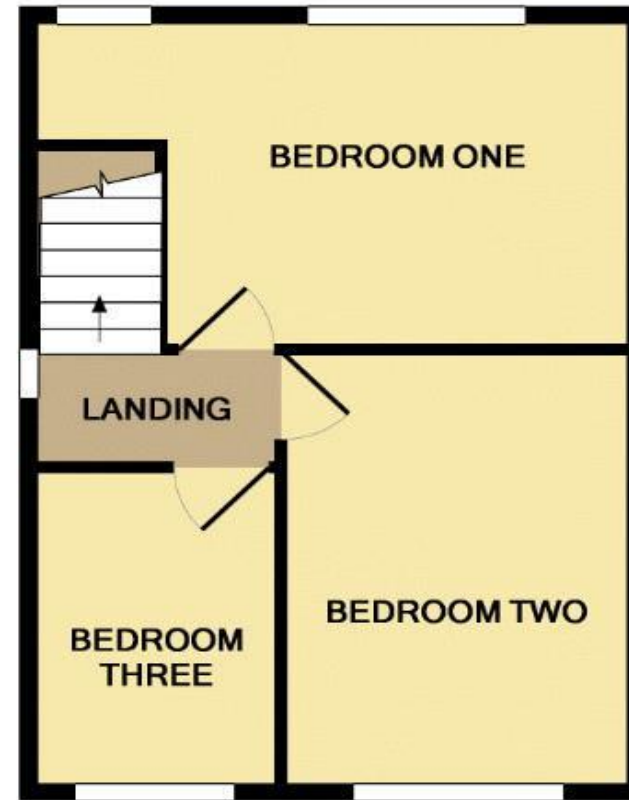






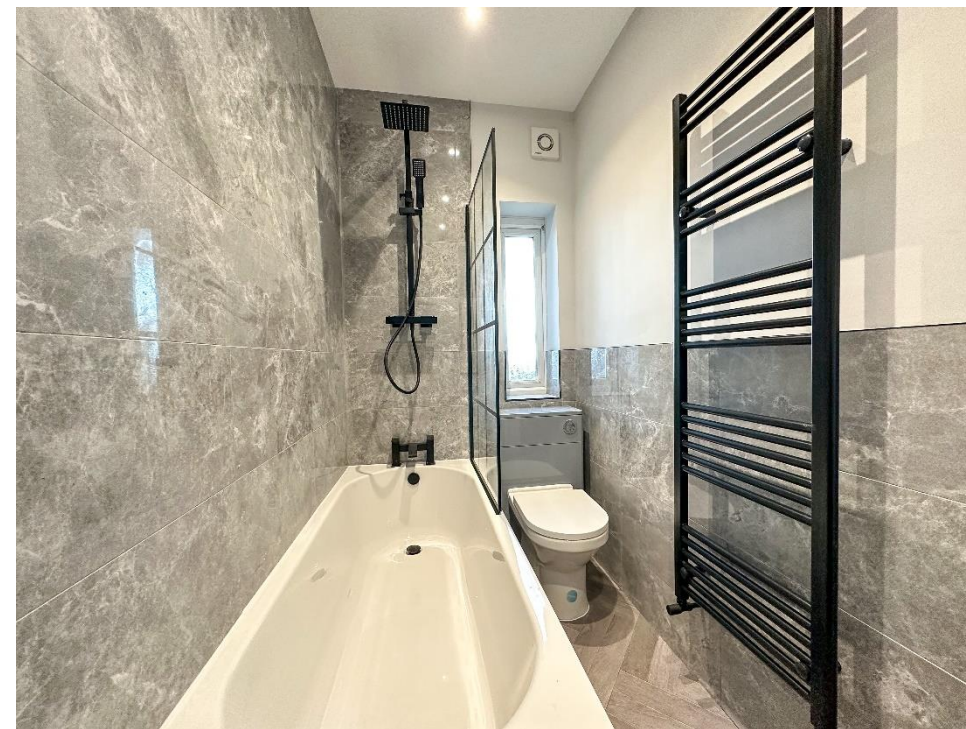


GROUND FLOOR



1ST FLOOR

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