



St. Annes Vale, Stoke-On-Trent, ST6 8TA.  
Offers in the Region Of £340,000



## St. Annes Vale, Stoke-On-Trent, ST6 8TA.

This well presented three bedroom detached family home is nestled within the picturesque location known as St Annes Vale. The property has stunning scenic views to the frontage, two reception rooms, cloakroom and well equipped kitchen to the ground floor.

To the first floor is a spacious landing, three well proportioned bedrooms and a contemporary bathroom. The property has off street parking via a driveway to the frontage, garage and garden store, with a tiered garden to the rear, having both lawn/patio areas and timber summer house.

You're welcomed into the property via the hallway with a modern/useful cloakroom off. The 16ft living room has a feature electric fireplace, granite style hearth, mantle and slate style surround, with two wall mounted anthracite radiators. The dining room is located to the rear and can comfortably accommodate a family sized dining table and chairs. The kitchen has a range of fitted units to the base and eye level, gas hob, extractor, electric grill, oven and space for a free standing fridge/freezer and dishwasher.

To the first floor an airing cupboard is located within the landing, housing the immersion heated tank. Bedroom one is an impressive 16ft and could easily accommodate an ensuite room if you wished. Bedroom two and three are also very spacious rooms. The modern bathroom suite incorporates a built in unit with the cistern, sink, storage beneath, p-shaped bath with shower over. Externally to the frontage is a tarmacadam driveway providing access to the garage, which has up and over door, power/light and the garden room is currently used as a utility, having plumbing and space for a washing machine/dryer and housing the gas fired boiler.

Access is available to either side of the property to the rear garden and the two tiers comprise of a patio area laid to Indian stone, lawn area with summer house and exceptional views.

NOTE: The property has an array of PV Panels located on the roof space. A viewing is highly recommended to appreciate this spacious home, its location, views and further potential.

### Situation

Brown Edge is a sought after village situated within easy commuting distance of Leek, Endon, The Potteries and the Motorway Network. The village boasts many shops and amenities and is within the catchment for the sought after Endon Schools. St. Annes vale is set in an elevated position offering views over the surrounding countryside.



### Entrance Hall

Composite double glazed door to the side elevation, understairs storage cupboard, radiator, UPVC double glazed window to the rear elevation.

### Cloakroom Off 4' 9" x 2' 3" (1.45m x 0.68m)

Vanity unit with chrome mixer tap, box WC with push flush, fully tiled, chrome heated ladder radiator, UPVC double glazed window to the rear elevation, inset downlights, extractor fan.

### Living Room 16' 11" x 11' 7" (5.15m x 3.52m)

UPVC double glazed window to the front elevation, two anthracite wall mounted radiators, electric fire set on slate surround, tiled hearth and granite mantle, inset downlights.

### Kitchen 10' 11" x 8' 8" (3.33m x 2.64m)

Range of fitted units to the base and eye level, stainless steel sink unit with drainer, plumbing for dishwasher, space for freestanding fridge/freezer, partly tiled, five ring Smeg gas hob, Stoves electric grill, radiator, extractor above.

### Dining Room 10' 5" x 11' 6" (3.17m x 3.51m)

UPVC double glazed window to the rear elevation, radiator.

### First Floor

#### Landing

UPVC double glazed window to the side elevation, loft access, airing cupboard housing immersion heated tank.

### Bedroom One 17' 0" x 11' 7" (5.17m x 3.53m)

UPVC double glazed window to the front elevation, radiator.

### Bedroom Two 10' 4" x 11' 7" (3.15m x 3.52m)

UPVC double glazed window to the rear elevation, radiator.

### Bedroom Three 10' 11" x 8' 8" (3.34m x 2.65m)

Radiator, UPVC double glazed window to the front elevation.

### Bathroom 6' 8" x 8' 8" (2.02m x 2.64m)

P-shaped shower bath with chrome integral shower over, shower screen and chrome mixer tap, chrome heated ladder radiator, UPVC double glazed window to the rear elevation, tiled, extractor fan, inset downlights, built in cistern, vanity wash hand basin with storage beneath and mixer tap, mirror.

### Externally

To the front is tarmacadam driveway, walled boundaries, well stocked borders, access to either side of the property. Steps leading to side of the property, well stocked borders which provides access to the property, paved walkway around the property. To the rear is tiered garden with steps leading to first tier which has walled boundaries, patio area, fenced boundaries, well stocked borders. Second tier is laid to lawn, well stocked borders.

### Garage 11' 8" x 16' 10" (3.55m x 5.12m)

Up and over door, power and light connected.

### Store 8' 9" x 16' 4" (2.66m x 4.97m)

Power and light connected, plumbing for washing machine, space for dryer, Glow Worm gas boiler, wood door and window to the front elevation.

### Timber Constructed Summerhouse

Glazed doors and windows to the front elevation, window to the side elevation.



Note:  
Council Tax Band: D

EPC Rating: C

Tenure: believed to be Freehold







## Directions

From our Derby Street, Leek office proceed along Haywood Street and at the traffic lights continue straight ahead into Broad Street. At the mini roundabout continue straight ahead following the A52 Newcastle Road. After passing through the village of Longsdon and upon reaching the village of Endon after passing The Plough Inn Public House take the third turning right into Clay Lake signposted the B5051. Follow this road into the village of Brown Edge and just prior to reaching Keiths Supermarket take the turning right into Sandy Lane. Follow this road for a short distance and as the road forks take the left hand fork continuing still along Sandy Lane. Follow this road around which then becomes St Annes Vale and continue up the bank where number 7A is situated on the left hand side identifiable by a Whittaker & Biggs For Sale Board.

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45-49 Derby Street  
Leek  
Staffordshire  
ST136HU  
T: 01538 372006  
E: leek@whittakerandbiggs.co.uk

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

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