



Sandy Lane, Stoke-On-Trent, ST6 8QL.  
£230,000

Whittaker <sup>Est. 1930</sup>  
& Biggs

# Sandy Lane, Stoke-On-Trent, ST6 8QL.

This modern three bedroom semi detached property is nestled on an impressive corner plot within a quiet cul de sac location, made up of a small development of homes. The property boasts a spacious driveway to the front/side, large rear garden, mainly laid to lawn. The property is conveniently located within walking distance of local amenities and St Annes Primary.

You're welcomed into the property via the spacious 20ft living/dining room, having ample room for both living/dining furniture. The hallway provides access to the first floor, useful cupboard, cloakroom and rear garden. The breakfast kitchen has a good range of fitted units to both the base and eye level, integrated dishwasher, electric oven, gas hob, extractor, stainless steel sink, space for a free-standing fridge/freezer and breakfast table and chairs. To the rear a utility room houses the gas fired boiler, base units, work surface space and space for a washing machine and dryer.

To the first floor the landing has access to the loft, three bedrooms, bathroom and ensuite. All three bedrooms are of good proportions with bedroom one having ensuite shower room, with shower enclosure, electric shower, vanity unit and WC. The bathroom has panel bath, mixer tap with shower attachment, shower screen, low level WC and vanity wash hand basin.

Externally to the frontage is a blocked paved driveway with a further tarmacadam driveway to the side, with gated access to the rear garden. The rear garden has a hot and cold tap, patio, lawn, timber shed and fenced boundary. A viewing is highly recommended to appreciate this homes location, plot size and contemporary finish.

## 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 of Endon High School.



**Living/Dining Room** 13' 3" x 20' 0" (4.03m x 6.10m) max measurements

Two Upvc double glazed windows to the front elevation, composite double glazed door to the front, Upvc double glazed window to the side elevation, two radiators, inset downlights.

### Hallway

Stairs to the first floor, storage cupboard, composite double glazed door to the side, radiator, access to cloakroom, utility and breakfast kitchen.

### Cloakroom

Low level WC, vanity wash hand basin with chrome mixer tap, radiator.

**Breakfast Kitchen** 10' 3" x 9' 7" (3.13m x 2.91m) max measurements

Range of fitted units to the base and eye level, integral dishwasher, four ring gas hob, extractor, electric oven, stainless steel sink with mixer tap, space for a fridge/freezer, Upvc double glazed window to the rear, radiator, inset downlights.

**Utility Room** 8' 11" x 4' 6" (2.71m x 1.38m)

Upvc double glazed window to the rear, Baxi gas fired boiler, wall units, worksurface, space for washing machine and dryer, inset downlights.

### First Floor

#### Landing

Loft access, Upvc double glazed window to the rear elevation, inset downlights, loft access.

**Bedroom One** 10' 6" x 10' 3" (3.19m x 3.12m)

Upvc double glazed window to the front elevation, radiator.

**Ensuite** 7' 5" x 2' 7" (2.25m x 0.79m)

Shower cubicle, Triton electric shower, low level WC, vanity unit with storage beneath.

**Bedroom Two** 11' 9" x 9' 2" (3.58m x 2.80m)

Upvc double glazed window to the front and side elevation, radiator.

**Bedroom Three** 8' 4" x 9' 0" (2.54m x 2.75m)

Upvc double glazed window to the rear elevation, radiator.

**Bathroom** 6' 5" x 7' 0" (1.95m x 2.13m)

Panel bath with mixer tap and shower attachment, shower screen, vanity unit with storage beneath chrome mixer tap, low level WC, radiator, Upvc double glazed window to the rear elevation.

### Externally

To the frontage is a block paved driveway, with further tarmac driveway to the side. Gated access to the rear garden. The rear garden is laid to lawn, patio, fenced, timber shed, hot and cold water tap.



Note:  
Council Tax Band: C

EPC Rating: B

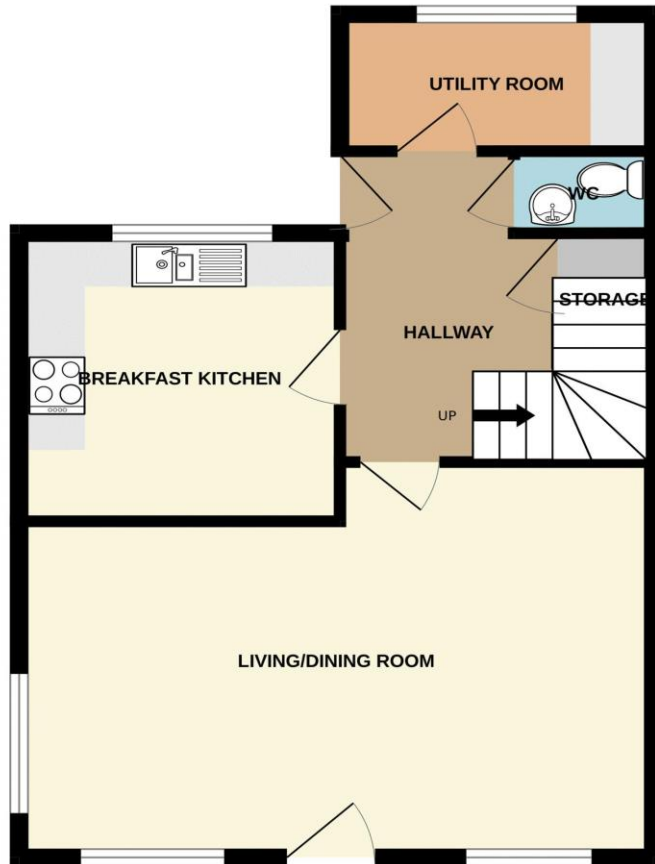
Tenure: believed to be Freehold



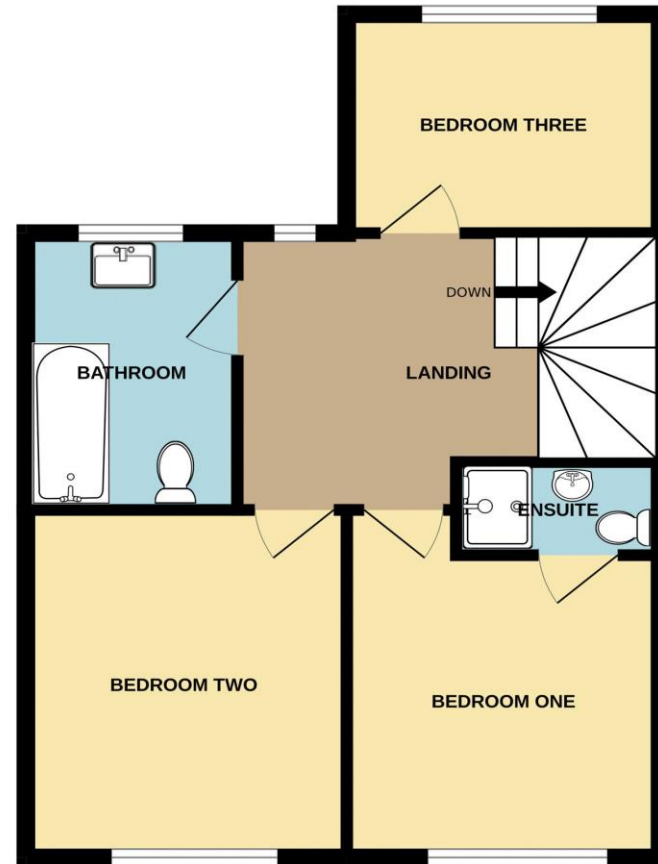




GROUND FLOOR



1ST FLOOR



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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## 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. Take the left hand turning after the one for Thelma Avenue and the property is located within the cul de sac.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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