



Woodside Avenue, Stoke-On-Trent, ST6 8RX.
Offers in Excess of £200,000

Whittaker Est. 1930
& Biggs

Woodside Avenue, Stoke-On-Trent, ST6 8RX.

This two bedroom detached bungalow is nestled within an impressive plot on a quiet cul de sac location. The property sits within an elevated position offering great views and has generous driveway to both the front/side, detached brick constructed garage with electric door and low maintenance gardens. The property offers a great deal of further potential and has a versatile layout.

You're welcomed into the property via the hallway, having built in cupboard housing the immersion heated tank. The kitchen has a range of built in units to the base and eye level, sink unit, cooker point, space for a washing machine, fridge/freezer, gas boiler and door to the side of the property. The shower room incorporates corner shower cubicle with electric shower, vanity unit with storage and low level WC.

The living room is located to the front of the property, has bay fronted window, fireplace with marble style surround and hearth, wood mantle. Located next to the living room is bedroom two/dining room, this useful space can be utilised to suit your desired living style. The Upvc double glazed conservatory is located to the side of the property and has a door to both the front and rear elevation. A shower room has a corner shower cubicle with electric shower, vanity unit with storage and low level WC.

Externally to front is a gated driveway with concrete and paved driveway with rockery. To the rear is a tarmacadam and gravel area, detached garage with electric door, power and light connected.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate the potential, plot size and convenient location.

Situation

Brown Edge is a thriving village in the Staffordshire Moorlands with a church, village hall, school, shop and two public houses/restaurants. The location is within the catchment of Endon High School and it offers easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network and West Coast Mainline.



Hallway

Loft access, cupboard housing immersion heated tank, fixed shelving, radiator.

Kitchen 9' 7" x 10' 4" (2.93m x 3.15m)

UPVC double glazed door to the side elevation, UPVC double glazed window to the side elevation, UPVC double glazed window to the rear elevation, range of fitted units to the base and eye level, tiled splash backs, cooker point, sink unit with mixer tap over and drainer, space for free standing fridge/freezer, radiator, gas fired central heating boiler, space for washing machine.

Living Room 14' 3" x 12' 2" (4.35m x 3.70m)

Two radiators, fireplace set on marble style hearth surround with wooden mantle, UPVC window to the side elevation, UPVC double glazed bay window to the front elevation.

Conservatory 14' 7" x 7' 5" (4.44m x 2.26m)

UPVC double glazed construction, UPVC double glazed door to the front and rear elevation, light and power connected.

Bedroom One 12' 11" x 11' 2" (3.94m x 3.41m)

UPVC double glazed window to the rear elevation, radiator, built in wardrobe and drawers

Bedroom Two/Dining Room 12' 1" x 9' 10" (3.69m x 2.99m)

Radiator, UPVC double glazed window to the front elevation.

Shower Room 6' 8" x 5' 4" (2.03m x 1.63m)

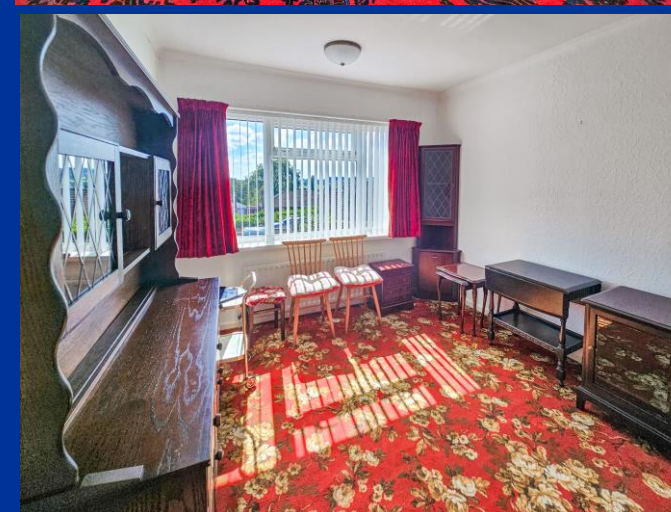
Fully tiled, radiator, UPVC double glazed window to the side elevation, lower level W/C, vanity unit with storage beneath, corner shower cubicle with electric shower unit.

Garage 17' 2" x 8' 2" (5.24m x 2.50m)

Detached garage, window to the side elevation, electric up and over door, light and power connected, work surface space.

Externally

To the front - fenced boundaries, wall boundaries, gated access, driveway leading to the garage, slate chippings, access to both sides of the property, outside light. To the rear - Gated access to the side and front elevation, tarmacadam area, gravelled area, greenhouse, mature plants and shrubs, fenced boundaries.



Note:
Council Tax Band: C

EPC Rating:

Tenure: believed to be Freehold



GROUND 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, at the traffic light continue straight ahead, on reaching the mini roundabout adjacent to Morrison's supermarket again continue straight ahead following this road out of the town and proceeding through the village of Longsdon, upon entering the village of Endon just after passing the Plough public house take the second right into Clay Lake sign posted the B5051. Follow this road to the top of the hill, continue round passing Nisa supermarket taking the second left into Woodside Avenue. Take the first left into the cul de sac and the property is located on the left hand side clearly identified by Whittaker & Biggs 'For Sale' board.

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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