



Spout Lane, Stoke-On-Trent, ST2 7LR.
£245,000

Whittaker Est. 1930
& Biggs

Spout Lane, Stoke-On-Trent, ST2 7LR.

This two-bedroom semi-detached cottage is nestled on a substantial plot having impressive gardens to the front, side, rear and located in the popular semi-rural location of Light Oaks. The property sits in an elevated position, having spectacular views to the frontage, driveway to the rear and garage. The property has ample room to the side to extend and create further living accommodation, subject to planning and building regulation approval.

You're welcomed into the property via a porch, then into a hallway with stairs to the first floor. The living room has bay fronted window, recess under the stairs with useful storage cupboard. A further hallway provides access to the rear garden, cloakroom and kitchen. The cloakroom has a built in WC and vanity unit with storage. The kitchen is fitted with high gloss units to the base and eye level, Neff integrated microwave, integrated fridge/freezer, stainless steel sink, plumbing for a washing machine and cupboard housing the gas fired boiler.

To the first floor the landing provides access to two bedrooms and the shower room. Both bedrooms provide excellent views with bedroom one having a built-in cupboard. The contemporary shower room has a walk-in shower, chrome fitment, vanity unit with storage, low level WC and chrome heated ladder radiator.

Externally to the frontage is a tiered garden, laid to lawns, patio, well stocked borders, hedged boundaries and timber shed. To the side is a decked area and gated access to the rear. The rear garden is well stocked with stepped access to the driveway and garage. The garage is timber constructed, having up and over door, power and light connected.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this home's location, views, plot size and further potential.



Entrance Porch

Entrance Porch

Upvc double glazed window to the front, side and Upvc double glazed door to the side.

Living Room 14' 0" x 10' 11" (4.27m x 3.34m) max measurements

Upvc double glazed bay window to the front elevation, two anthracite wall mounted radiators, wall lights, Upvc double glazed window to the rear, storage cupboard.

Hallway

Upvc double glazed window to the rear, wall mounted anthracite radiator.

Cloakroom 6' 4" x 4' 3" (1.94m x 1.30m)

Built in WC, vanity unit with storage, storage cupboards, partly tiled, Upvc double glazed window to the side, extractor fan.

Kitchen 8' 3" x 7' 1" (2.51m x 2.17m)

Range of high gloss units fitted to the base and eye level, integral fridge, freezer, integrated Neff microwave, stainless steel sink, plumbing and space for a washing machine, Baxi gas fired boiler, electric oven, hob and Upvc double glazed window to the rear.

First Floor

Landing

Two Upvc double glazed windows to the rear elevation.

Bedroom One 14' 5" x 10' 5" (4.40m x 3.18m) max measurements

Upvc double glazed window to the front elevation, storage cupboard, radiator.

Bedroom Two 8' 8" x 7' 3" (2.64m x 2.22m)

Upvc double glazed window to the front elevation, radiator.

Shower Room 6' 4" x 5' 3" (1.93m x 1.59m)

Walk in shower enclosure, chrome fitment, chrome heated ladder radiator, low level WC, vanity wash hand basin, Upvc double glazed window to the side elevation.

Externally

To the frontage, tiered garden, well stocked, laid to lawns, patio, hedged boundary and timber shed. To the side, patio, decked area, gated access to the rear. To the rear, driveway, stepped access, well stocked and access to the garage.

Garage 14' 11" x 9' 7" (4.54m x 2.91m)

Timber constructed, up and over door, window to the rear, power and light connected.



Note:
Council Tax Band: D

EPC Rating: E

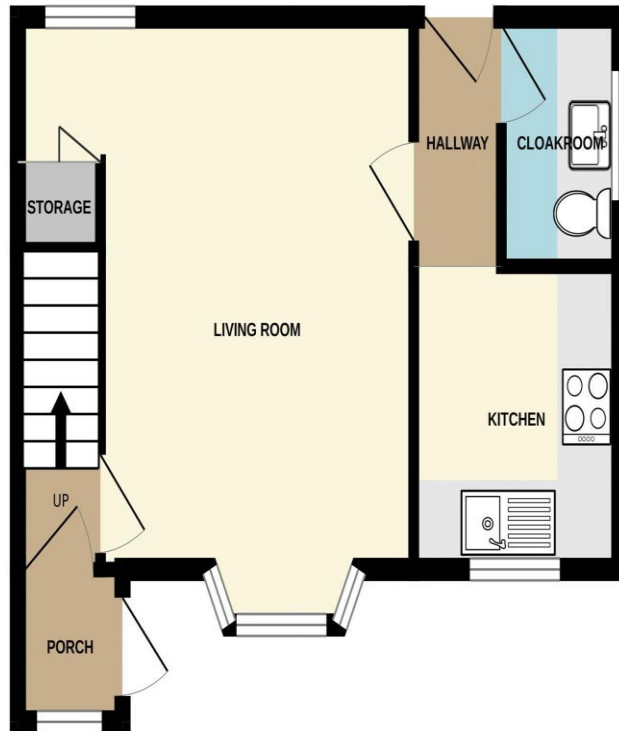
Tenure: believed to be Freehold



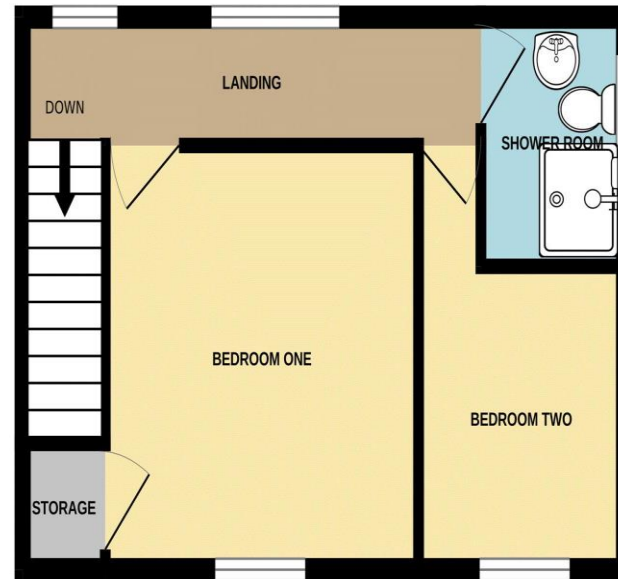




GROUND FLOOR



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, offices proceed along Haywood Street, at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrisons supermarket continue straight ahead on to Newcastle Road. Follow this road passing out of the town and through the villages of Longsdon and Endon. Upon reaching Stockton Brook prior to the petrol station on the left hand side take the left turning into Baddeley Green Lane. Follow this road and at the traffic lights turn left on to Bagnall Road. Continue along this road taking the third left into Spout Lane, follow this road for a short distance where the property is situated on the left hand side, clearly identifiable by 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

Est. 1930
**Whittaker
& Biggs**