



Top Chapel Lane, Stoke-On-Trent, ST6 8TH.
Offers in the Region Of £285,000

Whittaker ^{Est. 1930}
& Biggs

Top Chapel Lane, Stoke-On-Trent, ST6 8TH

This three bedroom detached property is nestled on a good sized plot in an elevated position overlooking the semi rural village of Brown Edge and beyond. Views are enjoyed by this property from both reception rooms, conservatory and rear garden.

The detached property is situated in the popular village of Brown Edge with many country walks, public houses, restaurants, church and good commuting links to The Potteries, Leek, Congleton and access to the Motorway Network.

Accommodation comprises of two reception rooms both boasting large picture windows. Within the kitchen is an electric oven, four ring electric hob, integral microwave, units to the base and eye level and access into the conservatory having plumbing for a washing machine and space for a dryer.

The ground floor also offers the main bathroom with panelled bath having a shower over, vanity wash hand basin, lower level WC and storage cupboard as well as bedroom one with fitted wardrobes and dressing table.

To the first floor are two further bedrooms with bedroom one having a WC ensuite and bedroom three currently being utilised as a further sitting room with electric fire.

Externally to the frontage offers off road parking on a driveway that leads to a garage having an electric roller door with light and power connected. The frontage also proves two area laid to lawn and a stone flagged patio. To the rear is mainly laid to lawn with a stone patio overlooking the village of Brown Edge. A Viewing comes highly recommended to appreciate the size, position, plot and views provided by the property.

Situation

Brown Edge is a thriving village in the Staffordshire Moorlands with a church, village hall, school, shop, Post Office and two pub/restaurants. It offers easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network and West Coast Mainline.



Hallway

UPVC double glazed door and windows to the front elevation, radiator, stairs to the first floor.

Living Room 11' 1" x 15' 11" (3.39m x 4.84m)

UPVC double glazed picture window to the rear elevation, two radiators, electric fire, marble hearth and surround, wooden mantel.

Dining Room 7' 1" x 14' 1" (2.15m x 4.28m)

UPVC double glazed picture window to the rear elevation, radiator, cornicing.

Kitchen 9' 5" x 9' 10" (2.86m x 2.99m)

Wooden glazed door and aluminum frame window to the side elevation, units to the base and eye level, two radiators, electric oven, four ring electric hob, extractor fan, integral microwave, cornicing.

Bedroom One 12' 6" x 13' 0" (3.82m x 3.96m)

UPVC double glazed window to the front elevation, radiator, fitted wardrobes and dressing table, cornicing.

Bathroom 6' 7" x 9' 9" (2m x 2.98m)

Two UPVC double glazed window to the front elevation, panelled bath with shower over, lower level WC, vanity wash hand basin.

First Floor

Bedroom Two 11' 0" x 13' 7" (3.36m x 4.14m)

Two wooden Velux style windows, UPVC double glazed window to the side elevation, radiator, storage in the eaves, built in wardrobes.

Bedroom Three 16' 11" x 13' 0" (5.16m x 3.95m)

UPVC double glazed window to the front and rear elevation, radiator, electric fire, marble hearth and surround, wooden mantle, exposed wooden beams.

Ensuite

Lower level WC, wall mounted sink.

Externally

To the frontage, concrete driveway, two areas laid to lawn, area laid to gravel, stone flagged walkway. To the rear, stone flagged patio and walkway, area laid to lawn, mature plants and shrubs.

Garage 20' 9" x 6' 10" (6.33m x 2.09m)

Electric roller door to the front elevation, UPVC double glazed window to the side and rear elevation, light and power connected.

Garden Store 20' 9" x 6' 10" (6.33m x 2.09m)

Wooden door to the side elevation, UPVC double glazed window to the side and rear elevation, light and power connected.



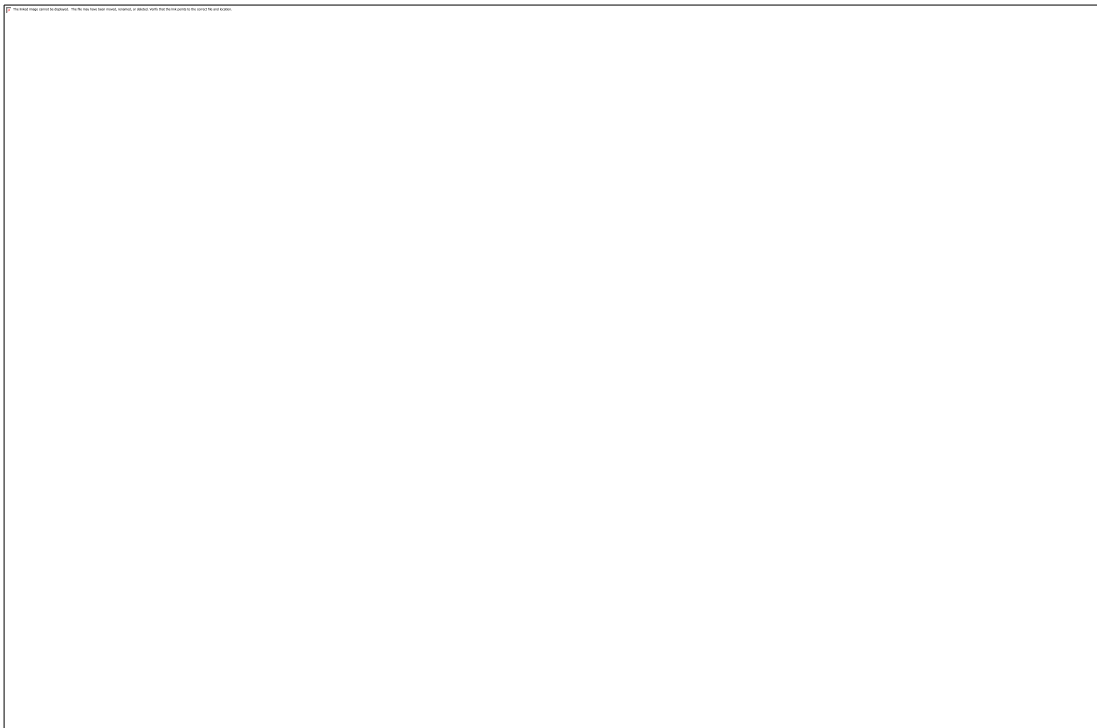
Note:
Council Tax Band: D

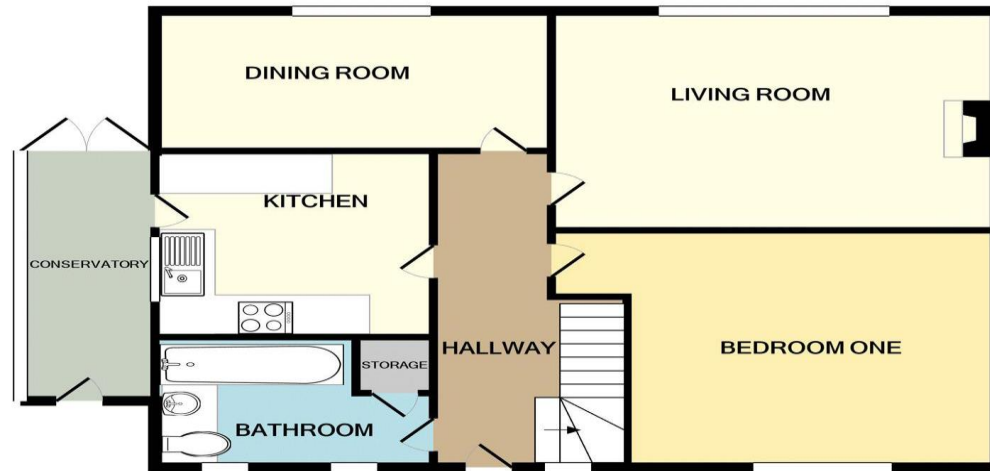
EPC Rating: D

Tenure: believed to be Freehold

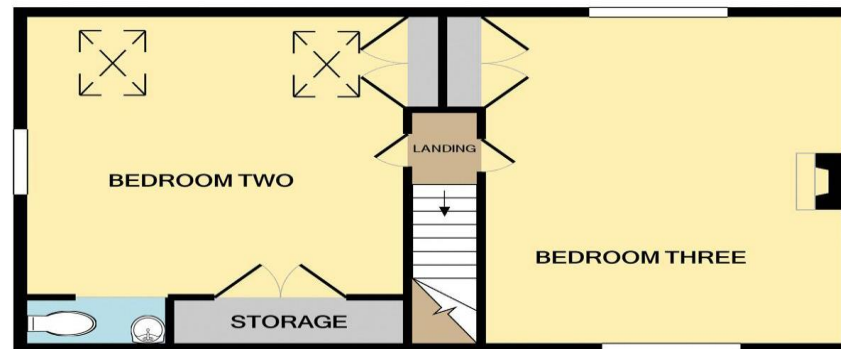








GROUND FLOOR
APPROX. FLOOR
AREA 749 SQ.FT.
(69.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 499 SQ.FT.
(46.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1249 SQ.FT. (116.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Morrison's supermarket continue straight ahead into Newcastle Road. Follow this road out of the town into the village of Endon and just after passing The Plough Inn Public House take the third right into Clay Lake. Follow this road into the village of Brown Edge and just after passing the Nisa supermarket on the right hand side, take the next right into Sytch Road. Follow this road which then becomes Church Road and just at the top of the hill turn right into Chapel Lane. Follow this road for a short distance where the property is situated on the left hand side.

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**Whittaker
& Biggs**