



Church Road, Stoke-On-Trent, ST6 8RA
OIRO £285,000

Whittaker ^{Est. 1930}
& Biggs

Church Road, Stoke-On-Trent, ST6 8RA

The property has character and charm in abundance with exposed wood and stone visible throughout, a well-established secluded garden to the rear and stunning views to the front.

Deceptively spacious having two substantial reception rooms and a 12ft kitchen located to the rear with ample room for a breakfast table and stable door to the garden.

Three well-proportioned bedrooms providing breathtaking views and first floor bathroom. You're welcomed into the property via the hallway, with space for a desk creating an ideal study space.

Both reception rooms are located off and provide excellent views and incorporate feature fireplaces. The kitchen has exposed beams/stone, units fitted to the base and eye level, space for a free standing fridge/freezer, ceramic sink and space for a washing machine.

To the first floor the landing has a picture window, again providing excellent views.

Bedroom two has a good provision of fitted wardrobe space and the bathroom is conveniently services all three bedrooms and incorporates panel bath, low level WC and pedestal wash hand basin.

Externally to the frontage is a gated forecourt, which is well stocked.

To the rear is a yard area with bin access over the neighbouring property and a well-stocked tiered garden.

This picturesque three bedroom stone cottage is part of Brown Edge history, it was once the infant school for the village with the headmistress's cottage located next door.

Constructed in 1852 (circa), the property was utilised as the school up until 1910 and then was converted into a residential dwelling. Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes character, charm, spacious layout, views and much more!



Entrance Hall

Radiator, staircase to the first floor, Upvc double glazed door to the front elevation, Upvc double glazed window to the rear elevation, coving, meters.

Sitting Room 14' 0" x 11' 11" (4.26m x 3.62m)

Coving, ceiling rose, Upvc double glazed window to the front elevation, radiator, dado rail.

Living Room 14' 1" x 12' 1" (4.28m x 3.69m)

Upvc double glazed window to the front elevation, timber beams, radiator, dado rail.

Kitchen 12' 11" x 12' 0" (3.94m x 3.66m)

Upvc double glazed window to the side elevation, wood stable door to the side elevation, one and half bowl sink unit with drainer and mixer tap, plumbing for washing machine, gas cooker point, space for freestanding fridge/freezer, cupboard housing Worcester boiler, stone exposed wall.

First Floor

Landing

Loft access, window to the front elevation.

Bedroom One 14' 1" x 11' 10" (4.28m x 3.60m)

Upvc double glazed window to the front elevation, sink, radiator, built in wardrobe.

Bedroom Two 15' 1" x 12' 2" (4.61m x 3.72m)

(Maximum Measurement)

Upvc double glazed window to the front elevation, radiator, built in wardrobe.

Bedroom Three 12' 10" x 6' 11" (3.90m x 2.12m)

Upvc double glazed window to the rear elevation, radiator.

Bathroom 6' 1" x 6' 7" (1.86m x 2.01m)

Upvc double glazed window to the side elevation, panelled bath with chrome mixer tap and telephone style attachment over, lower level WC, pedestal wash hand basin, radiator.

Externally

To the front is gated access, iron railings. To the rear is paved patio area, tiered garden with steps leading up, gated access, mature plants, shrubs and trees, fenced and hedged boundaries. Second tier with lawned areas and wall boundaries. Right of way over the neighbouring property for bin access.



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. Church Road is set in an elevated position offering views over the surrounding countryside.

Note:

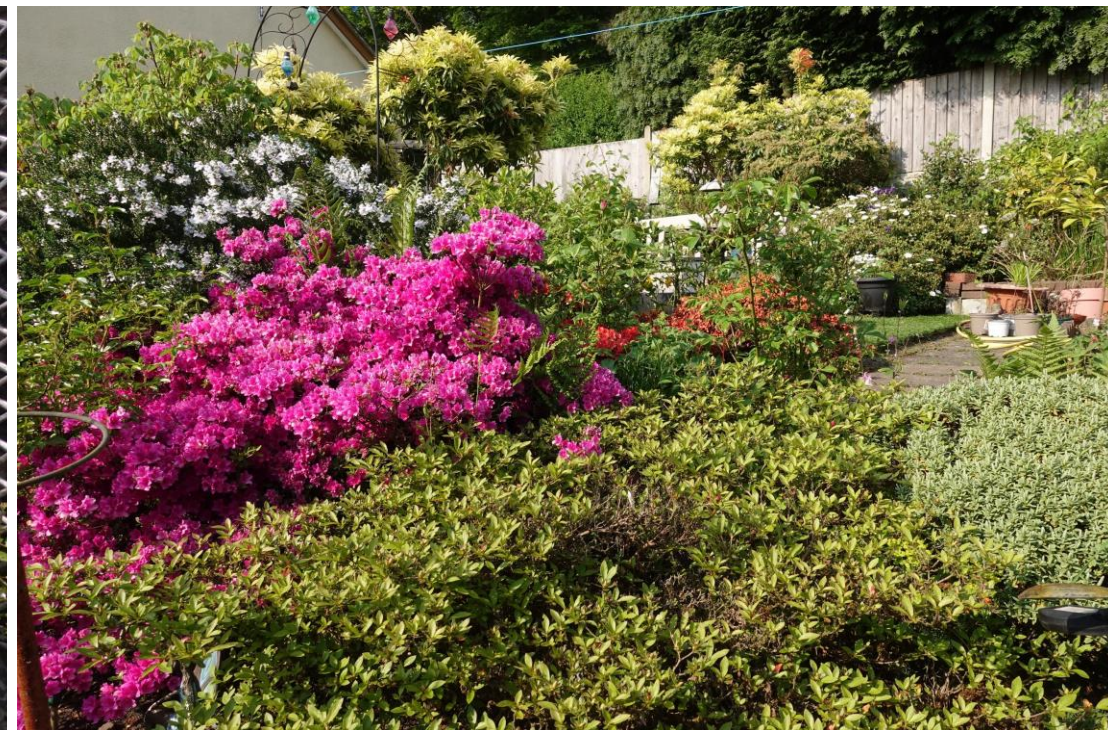
Council Tax Band: B

EPC Rating: E

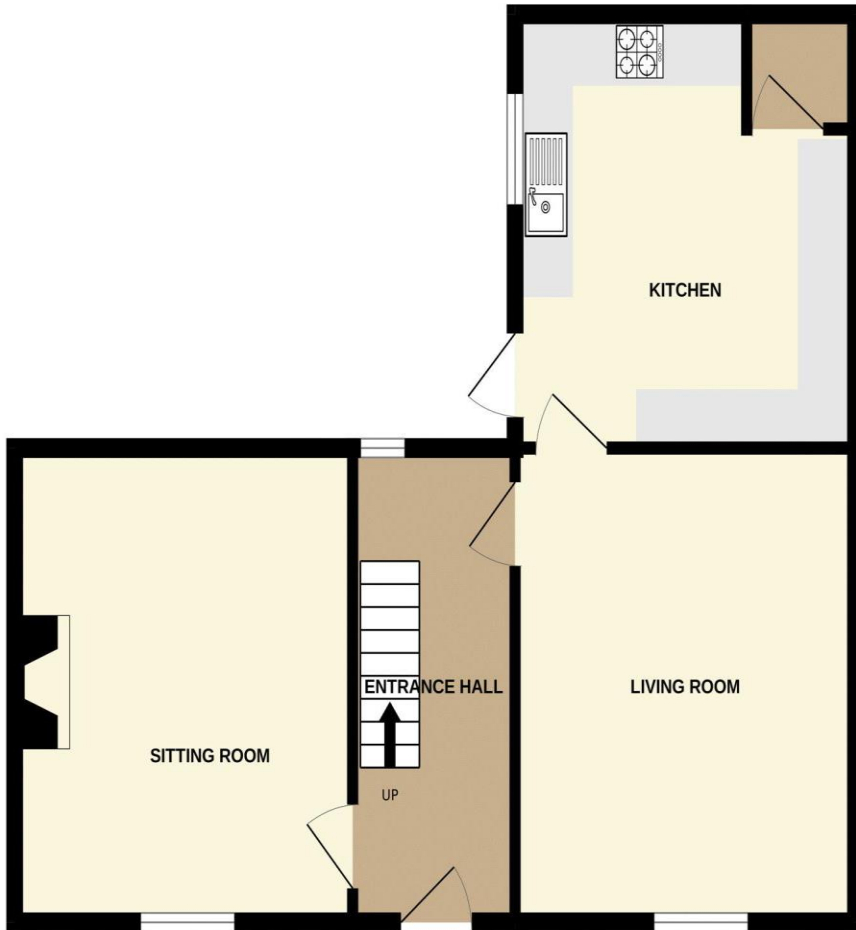
Tenure: believed to be Freehold



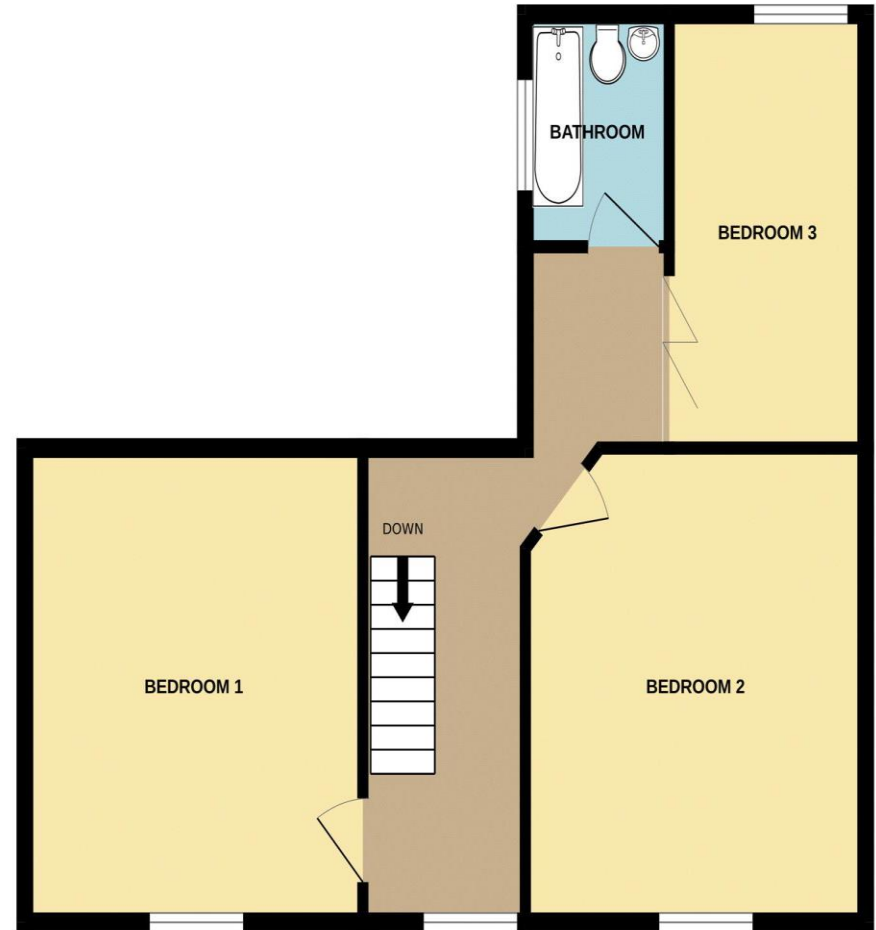




GROUND FLOOR



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 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 Keith's supermarket on the right hand side, take the next right into Sytch Road. Follow this road which then becomes Church Road where the property is situated on the right hand side, identifiable by Whittaker & Biggs 'For Sale' board.

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