



Woodside Avenue, Stoke-On-Trent, ST6 8RX.
Offers in the Region Of £180,000

Est. 1930
**Whittaker
& Biggs**

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

A well presented semi-detached two bedroom bungalow, situated in the thriving village of Brown Edge.

Benefiting from a sizeable living room, fully fitted kitchen with an electric oven, four ring gas hob, plumbing for a washing machine and walk in pantry cupboard.

Located to the rear of the property is a contemporary bathroom having black fittings, panelled bath, WC and vanity wash hand basin. In addition are two double bedrooms.

Externally to the frontage is a tarmacadam driveway, area laid to gravel and garage/driveway to the side. The rear garden is laid to lawn with a stone slabbed patio.

A viewing is highly recommended to appreciate the location, plot size, and versatile layout.

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.



Porch

UPVC double glazed patio doors to the front elevation, two UPVC double glazed windows to the front elevation, radiator.

Living Room/Inner Hallway 13' 3" x 13' 2" (4.05m x 4.01m)

UPVC double glazed window to the front elevation, radiator, two radiators, electric fire set on tiled hearth, surround and wood mantle. Hallway with loft access.

Kitchen 7' 4" x 9' 9" (2.23m x 2.97m)

UPVC double glazed window to the side elevation, radiator, double electric oven, four ring gas hob with extractor above, plumbing for washing machine, composite one and half bowl sink unit with drainer and chrome mixer tap, units to the base and eye level, walk in pantry with Valliant gas fired boiler.

Bedroom One 12' 8" x 9' 6" (3.87m x 2.90m)

Wood window to the front elevation, radiator.

Bedroom Two 10' 10" x 9' 6" (3.31m x 2.90m)

UPVC double glazed window to the rear elevation, radiator.

Bathroom 6' 4" x 9' 9" (1.94m x 2.96m)

UPVC double glazed window to the rear elevation, panelled bath with black shower fitment over, lower level WC, vanity wash hand basin, radiator.

Rear Porch

Being of UPVC double glazed construction, UPVC double glazed door to the rear elevation, wood glazed feature door.

Outside

Externally to the front is tarmacadam driveway, area laid to gravel, mature plants and shrubs.

Garage

Rear Garden

Stone slabbed patio, area laid to lawn, brick walkway, fenced boundaries.



Note:
Council Tax Band: B

EPC Rating: D

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 Keith's supermarket taking the next left into Wilfiled Lane. Continue along this road taking the second right into Meadow Road, turn right onto Woodside Avenue where the Destination is on the left hand side clearly identified 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

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