



3 Bedrooms. Generous Traditional Town House Boasting A Brand New Modern White Gloss Fitted Kitchen With French Double Doors To The Rear Elevation. Two Reception Rooms. F.F. Modern Shower Room/W.C. Walled Garden To Rear.



ENTRANCE PORCH

uPVC double glazed double opening french doors and window allowing access from the front forecourt. uPVC double glazed door allowing access into the lounge.

LOUNGE 13' 2" x 12' 0" (4.01m x 3.65m)

Timber effect laminate floor. Panel radiator. TV point. Low level power points. Coving to the ceiling with centre ceiling light point. Walk-in bay with uPVC double glazed window to the front elevation.

LIVING ROOM/DINING ROOM 13' 4" x 12' 2" (4.06m x 3.71m)

Timber effect laminate flooring. Panel radiator. Door to under-stairs store cupboard. Modern fire surround and hearth. TV point. Wall and ceiling light points. Door allowing access to the stairwell to the first floor. Single glazed window showing views to the lean-to porch at the rear.

KITCHEN 16' 8" approx. x 8' 2" (5.08m x 2.49m)

Recently modernised selection of quality high gloss eye and base level units. Base units having extensive work surfaces above. Attractive modern tile splash-backs and various power points over the worksurfaces. Built-in Bosch four ring hob. Modern circulator fan/light above. Built-in Bosch stainless steel front modern combi oven / grill. Conventional modern Bosch electric oven below. Built-in 75/25 fridge/freezer. Excellent selection of drawer and cupboard space. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for washing machine. Ample space for dishwasher. One of the eye units houses the modern Worcester gas central heating combi boiler. Inset ceiling lights. Tiled floor. Panel radiator. Archway leading to the lean-to porch. uPVC double glazed double opening french doors allowing access and views to the rear garden.

LEAN-TO PORCH

Power points. Tiled floor. uPVC double glazed windows to one side. Sloping roof. uPVC double glazed door to the rear.

FIRST FLOOR LANDING

Stairs to the ground floor. Loft access point. Ceiling light point. Panel radiator.

BEDROOM 1 12' 0" x 11' 2" (3.65m x 3.40m)

Panel radiator. Built-in cupboard space either side of the chimney breast. Ceiling light point. uPVC double glazed window towards the front elevation.

BEDROOM 2 13' 5" x 9' 2" (4.09m x 2.79m)

Panel radiator. Low level power points. Walk-in store cupboard. Ceiling light point. uPVC double glazed window towards the rear elevation.

SHOWER ROOM 6' 4" x 4' 8" (1.93m x 1.42m)

Low level w.c. Wash hand basin set in a vanity unit with chrome coloured mixer tap. Large shower cubicle with chrome coloured mixer shower. Tiled walls. Ceiling light point. uPVC double glazed frosted window to the side elevation.

BEDROOM 3 10' 2" x 8' 5" approx. (3.10m x 2.56m)

Panel radiator. Ceiling light point. uPVC double glazed window to the rear allowing fantastic views over Kynpersley towards Biddulph Moor on the horizon.

EXTERNAL

The rear has a flagged enclosed walled garden with gated access out at the rear in need of landscaping. Double opening french doors providing easy access to the rear of the kitchen. Front has a small forecourt area with original boundary wall.

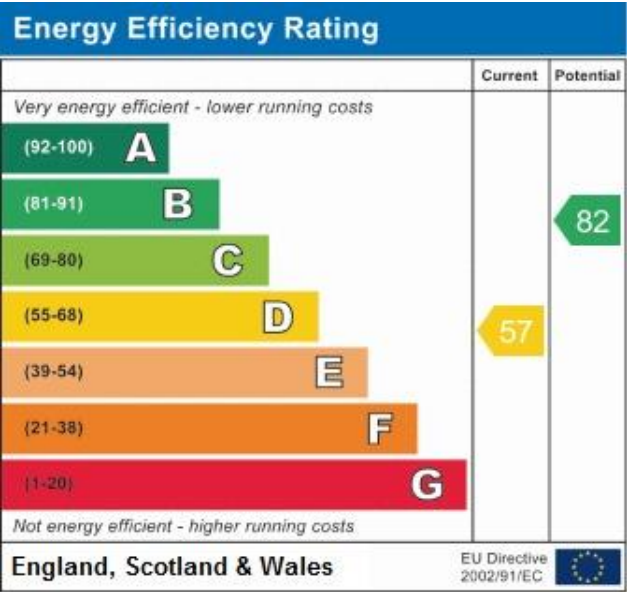
VIEWING

Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team





Address:
Brown Lees Road, Brown Lees

PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.