



Caroline Crescent, Brown Edge, Stoke-On-Trent, ST6 8SL.
Offers in Excess of £200,000

Whittaker & Biggs Est. 1930

Caroline Crescent, Stoke-On-Trent, ST6 8SL.

This two-bedroom dormer bungalow is nestled on a substantial elevated plot, having gardens to the front, sides and rear with excellent views. A versatile layout, having bedroom accommodation on both floors, or alternatively a further reception room. The property has a 15ft, open plan living/dining room, well equipped kitchen and contemporary shower room.

You're welcomed into the property via a porch, then into the hallway. Bedroom one is located to the front of the property and is a generous space. The living/dining room has a feature electric fire, stairs to the first floor and ample room for both living and dining furniture. The dining kitchen comfortably accommodates a breakfast table and chairs, has a range of fitted units to the base and eye level, electric cooker point, space for a washing machine, wall mounted Glow-Worm gas fired boiler, pantry store and Upvc double glazed side porch off. The shower room has a walk in enclosure, with integral fitment, pedestal wash hand basin, and low level WC.

The first-floor bedroom is a sizeable space, landing with storage cupboard.

Externally to the frontage is a tarmacadam driveway with gated access, pedestrian gate and well stocked borders. To the side is an area laid to lawn, hedged boundary and pathway to the rear. The low maintenance rear garden has a paved patio, hedged boundary with greenhouse and outside water tap.

Offered for sale with NO CHAIN, a viewing comes highly recommended to appreciate the potential, plot and views.

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.



Entrance Porch

UPVC double glazed door and window to the front elevation.

Hallway

Radiator, two store cupboards.

Living Room 12' 11" x 12' 11" (3.93m x 3.94m)

UPVC double glazed window to the front and side elevation, radiator, electric fire, marble effect hearth and surround, wooden mantel.

Dining Room 9' 11" x 10' 11" (3.01m x 3.33m)

UPVC double glazed window to the side elevation, staircase to the first floor, radiator.

Kitchen 11' 11" x 13' 7" (3.64m x 4.15m)

UPVC double glazed window to the rear and side elevation, range of fitted units to the base and eye level, electric cooker point, plumbing for a washing machine, space for a free standing fridge freezer, one and a half sink with drainer, mixer tap, Glow Worm central heating boiler, glazed door to the side, pantry store with window to the side.

Side Porch

UPVC double glazed door and window to the front elevation, UPVC double glazed window to the side and rear elevation.

Shower Room 6' 8" x 6' 11" (2.03m x 2.11m)

UPVC double glazed window to the rear elevation, shower cubicle, low level WC, pedestal wash hand basin, radiator, fully tiled.

Bedroom Two 10' 10" x 12' 8" (3.31m x 3.86m)

UPVC double glazed window to the front elevation, radiator.

First Floor

Landing

Storage cupboard.

Bedroom One 11' 2" x 15' 0" (3.41m x 4.56m)

UPVC double glazed window to the front and rear elevation, radiator.

Externally

To the front, gated access, tarmac driveway, well stocked borders, area laid to gravel, paving. To the side, paving, area laid to lawn, well stocked borders, hedged boundaries. To the rear, patio area, hedged boundaries, green house, gravel area, walled boundaries, water tap



Note:
Council Tax Band: C

EPC Rating:

Tenure: believed to be Freehold



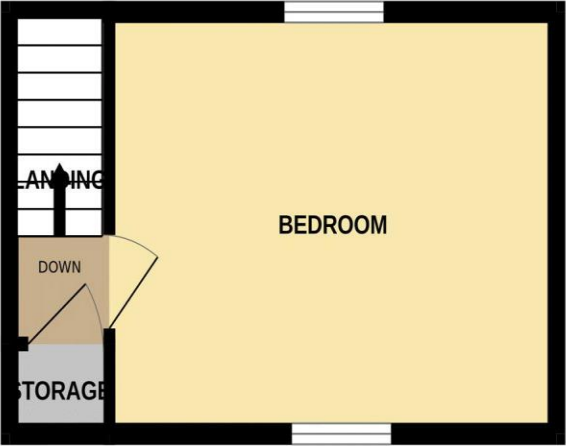




GROUND FLOOR



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 out of the town on the A53 Newcastle Road passing through the village of Longsdon and upon reaching the village of Endon, after passing The Plough Inn public house, take the third turning right into the B5051 Clay Lake signposted for Brown Edge. Follow this road proceeding up the bank and upon entering the village of Brown Edge, after passing Nisa Supermarket on the right hand side, take the second turning left into Willfield Lane. Follow this road for a short distance taking the third turning right into Caroline Crescent where the property is located on the right hand side identifiable by the Agents 'For Sale' Board.

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