



Stanley Road, Stockton Brook, ST9 9LL.
£320,000

Est. 1930
**Whittaker
& Biggs**

Stanley Road, Stockton Brook, ST9 9LL.

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this two bedroom, detached cottage in the sought after area of Stockton Brook.

Recently renovated to a high standard, it comes complete with a driveway and land opposite the property.

Living space is comprised of a kitchen, sitting room, and WC to the ground floor, whilst to the first floor is a shower room and two bedrooms.

The Wren kitchen has units to the base and eye level, integral Bosch electric fan assisted oven, integral Zanussi gas hob, extractor hood, integral Neff dishwasher and a composite sink.

Velux skylights can be found over the stairs and in the shower room which has a large shower enclosure and chrome rainfall shower head.

Externally to the frontage is gravel driveway, whilst the land on the opposite side of the road extends to approximately 0.06 of an acre.

Works carried out include a new Ariston combi boiler, rewire, replumb, loft insulation, guttering replaced and the roof has been felted and tiled with Staffordshire Blue tiles. In addition, the lead piping has been replaced with plastic piping.

All windowsills within the property are limestone giving a rustic look.

Selling with NO CHAIN, a viewing is highly recommended to appreciate this fully renovated home's location, finish and land.

Call Whittaker & Biggs today to book an appointment on 01538 372006.



Ground Floor

Sitting Room 15' 4" x 11' 10" (4.68m x 3.61m)

Max measurement

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, 2 x UPVC double glazed windows to the side aspect, limestone windowsills, 2 x horizontal column radiator, stairs to the first floor.

Kitchen 15' 2" x 9' 4" (4.62m x 2.84m)

UPVC double glazed French doors to the frontage, UPVC double glazed window to the side aspect, limestone window sill, units to the base and eye level, integral Bosch electric fan assisted oven, integral Zanussi gas hob, extractor hood, integral Neff dishwasher, composite sink, chrome mixer tap, wall mounted Ariston gas fired combi boiler, 2 x vertical column radiators, WC off.

WC 5' 4" x 2' 8" (1.62m x 0.82m)

UPVC double glazed window to the rear, sand stone window sill, low level WC with integrated wash hand basin, chrome cold water tap, radiator.

First Floor

Landing

Velux skylight, inset ceiling spotlights.

Bedroom One 15' 5" x 11' 9" (4.71m x 3.59m)

Max measurement

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, limestone window sills, inset ceiling spotlight, horizontal column radiator, loft hatch.

Bedroom Two 12' 0" x 8' 4" (3.65m x 2.55m)

Max measurement

UPVC double glazed window to the frontage, horizontal column radiator, inset ceiling spotlights.

Shower Room 6' 4" x 6' 3" (1.94m x 1.91m) Max measurement

Velux skylights, shower enclosure, chrome fittings, rainfall shower head, low level WC, pedestal wash hand basin, chrome mixer tap, anthracite ladder radiator, inset ceiling spotlights.

Externally

Gravel driveway.

Land

Opposite the house, approximately 0.06 of an acre, wall boundary.

NOTE:

The vendors have advised that there is a right of access at the front of the property. This access hasn't been used for a number of years. Any interested parties are advised to make their own enquiries.

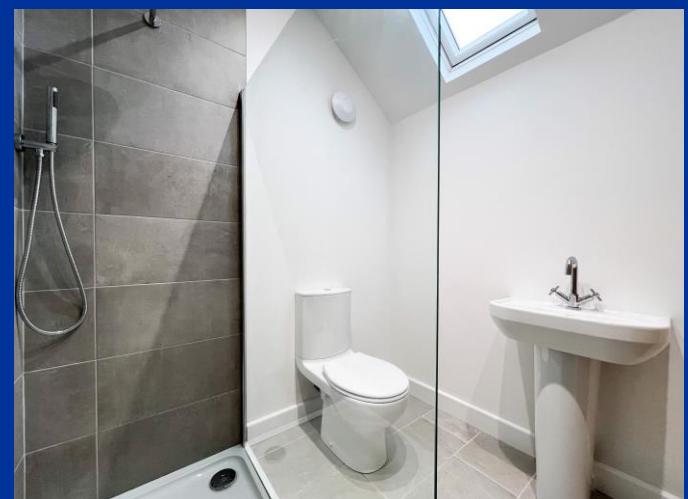
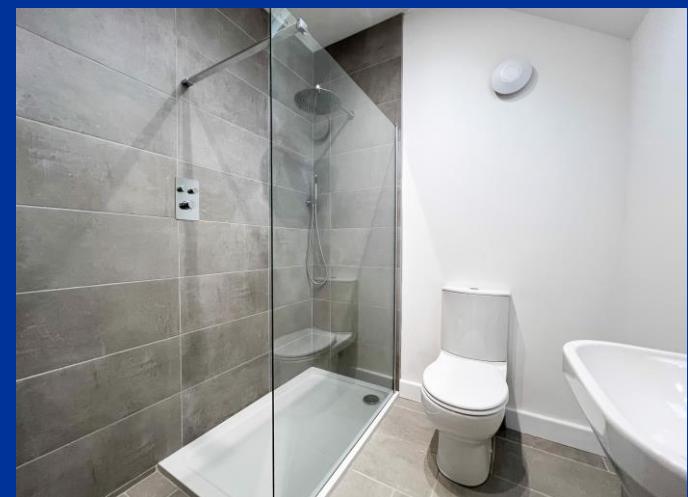


Note:

Council Tax Band: C

EPC Rating: D

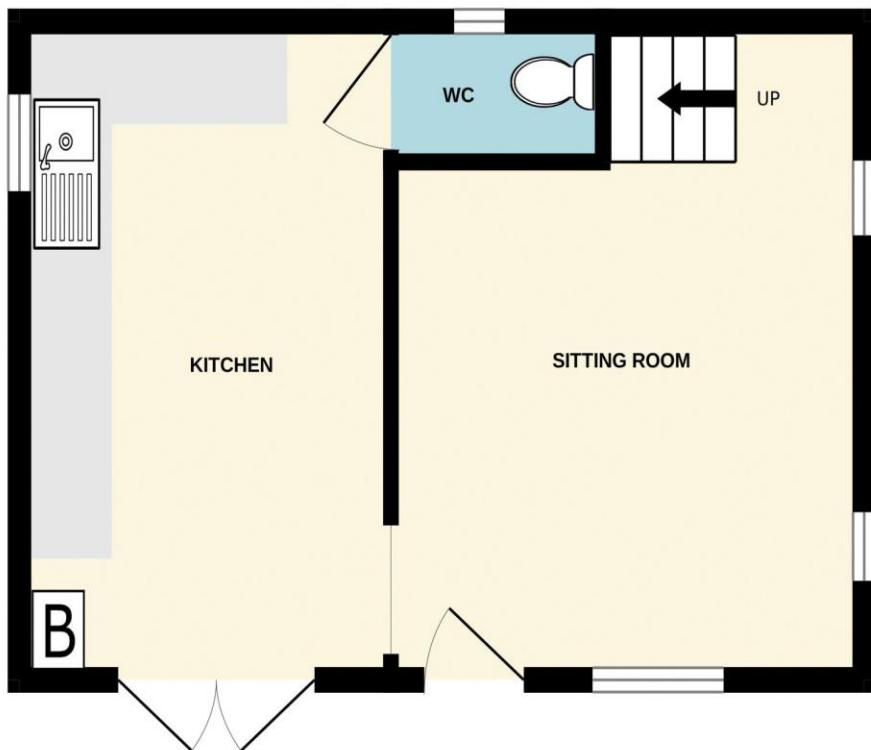
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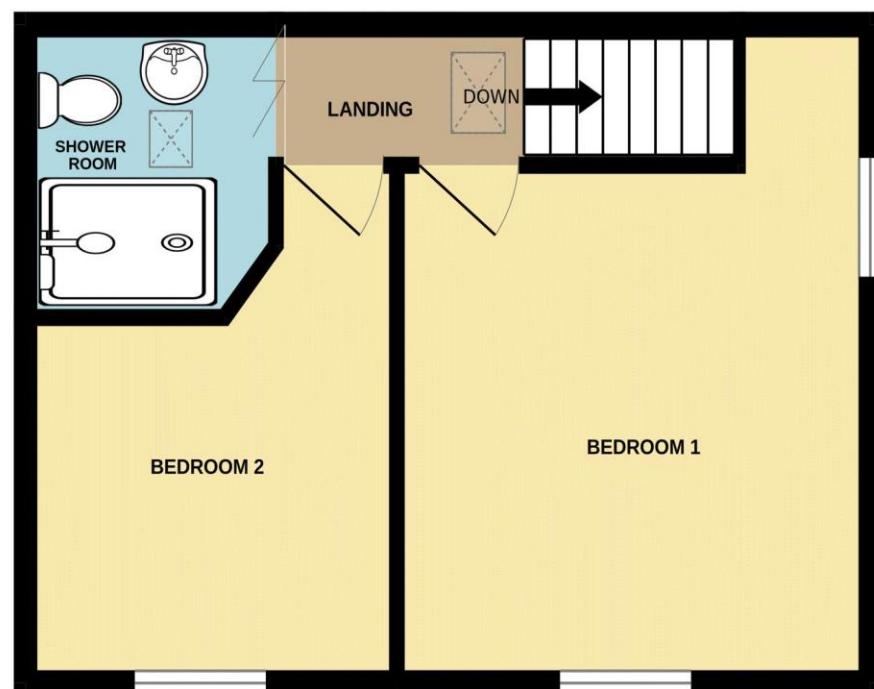




GROUND FLOOR



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 and at the traffic lights continue straight ahead into Broad Street. At the mini roundabout continue straight ahead onto the A53 Newcastle Road. Follow this road out of the town passing through the villages of Longsdon and Endon and just after passing The Plough Inn Public House on the right hand side take the next turning left into Station Road. Follow this road which then becomes Post Lane and continue up the hill into the village of Stanley. Take the first turning right into Stanley Road and continue along this road past the Rose and Crown public house, the property is located on the left hand side identifiable by a Whittaker & Biggs For Sale Board.

Situation

This property is located within a tranquil semi rural village set within the heart of the Staffordshire Moorlands and close to the Peak National Park, with great commuting links to the historic market town of Leek, over the border into the Cheshire towns of Congleton and Macclesfield, The Potteries and the Motorway Network. Stoke Railway Station can be reached within approximately 15 minutes by car and only approximately 1 hour 30 minutes to commute to London Euston via rail and approximately less than 1 hour to either Birmingham or Manchester. The village provides access to various country walks along with popular country Public Houses.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street

Leek

ST13 6HU

T: 01538 372006

E: leek@whittakerandbiggs.co.uk

Staffordshire

www.whittakerandbiggs.co.uk

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