



# High Lane

Brown Edge



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership



## Highfields

116 High Lane  
Brown Edge, Stoke on Trent  
ST6 8RU

- \* This traditional semi-detached family home offers beautifully presented accommodation throughout, having been upgraded and improved by the vendor to an immaculate standard.
- \* Located in a popular and well established residential area at Brown Edge, offering easy access into The Potteries conurbation or for travelling towards the popular market town of Leek.
- \* The property offers substantial extended living space with four bedrooms and spacious reception rooms, benefiting from double glazing, gas fired central heating, alarm and CCTV security systems.
- \* The property boasts a substantial plot of just under a third of an acre (0.283), with driveway providing off street parking, front garden area, a fabulous covered rear sitting / entertaining area, display borders, water feature and an exceptionally large rear garden area with useful storage shed, potting shed and summer house.
- \* Accommodation briefly comprises: Entrance Hall, W.c, Living Room / Dining Room, a superb fitted Kitchen with a range of integrated appliances and Sitting Room to the ground floor. Landing Area, Master Bedroom with feature balcony area enjoying views over the rear garden, three further Bedrooms and Bathroom to the first floor.
- \* A fabulous family home of which an internal inspection is essential.

**Offers in the region of : £350,000**



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Leek Office - 01538 383344



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# Accommodation

## Entrance Hall

Parquet flooring. Stairs off.

## W.C.

W.c. Wash basin. Parquet flooring. Understairs storage housing central heating boiler. Spotlights.

## Living Room / Dining Room

Radiator x 2. Gas fire with feature surround. Double doors to rear. Access to:

## Kitchen

Fitted with an extensive range of wall and base units. Granite work tops. Inset stainless steel sink unit with drainer, rinser bowl and mixer tap. Integrated dishwasher, washing machine, dryer and microwave. feature cooker and extractor unit. Fridge freezer. Tiled floor. Rear door. Spotlights. Access to:

## Sitting Room

Radiator. Gas fire with feature surround. Coving.

## First floor landing area

Radiator x 2. Storage cupboards.

## Bedroom

Radiator. Double doors to balcony area.

## Bedroom

Radiator. Fitted wardrobes.

## Bedroom

Radiator. Fitted "Birchwood" wardrobes and units.

## Bedroom

Radiator. Exposed wood flooring. Loft access.

## Bathroom

Bath with shower over. W.c. Wash basin. Radiator.

## Outside

The property boasts a substantial plot of just under a third of an acre (0.283), with driveway providing off street parking, front garden area, a fabulous covered rear sitting / entertaining area, display borders, water feature and an exceptionally large rear garden area with useful storage shed and summer house.

## Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

## Local Authority

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.







## Services

Mains water, electricity, gas and drainage.

## Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

## Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

## Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

**Broadband & Mobile Connectivity:** The property benefits from broadband and mobile coverage; check the website [www.ofcom.org.uk](http://www.ofcom.org.uk) for specific connectivity details.





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### **Method of Sale**

The property is offered by Private Treaty

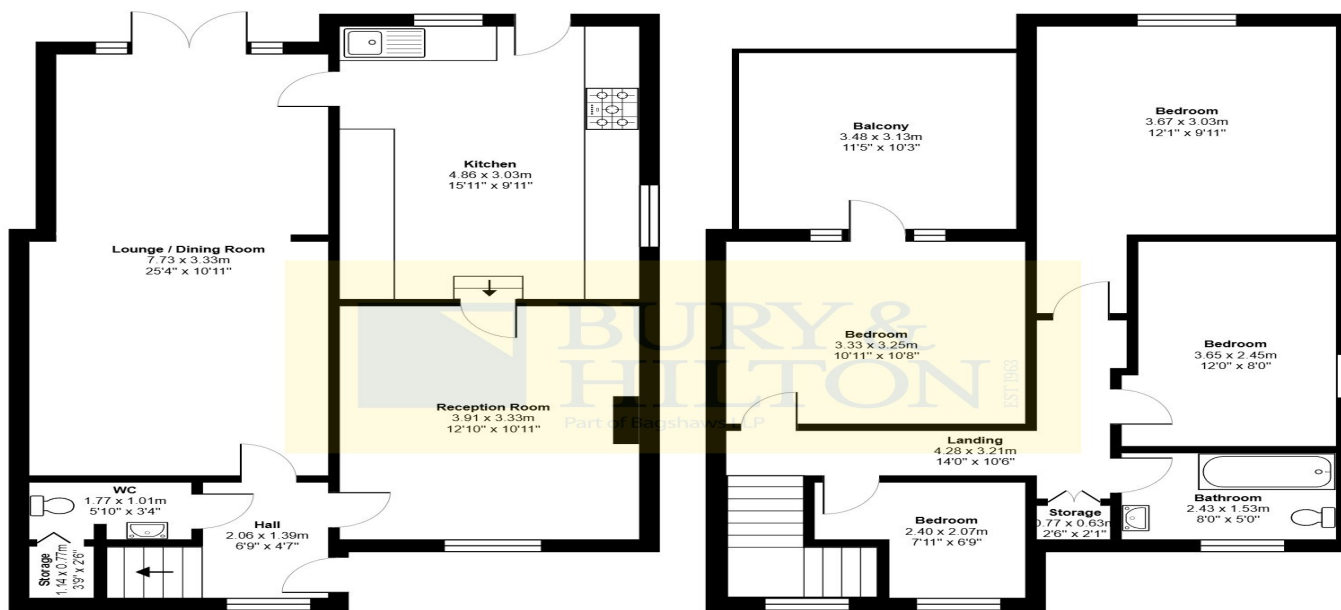
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### **Agents Note:**

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are





**Ground Floor**

**First Floor**

All measurements are approximate and for display purposes only



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