



50 Brook Street, Brown Lees, Stoke-On-Trent, ST8 6PF

£165,000

- Refurbished Three Bedroom Home
- Luxurious Contemporary Bathroom
- Spacious Dining Kitchen
- Having Views Towards Mow Cop And Backing Onto Open Countryside
- Stunning Landscaped Garden With Timber Garden Room
- Recently Refurbished Family Bathroom
- Spacious Accommodation
- Welcoming Lounge With Media Wall And Inset Electric Stove
- Semi-Rural Location Conveniently Placed For Everyday Amenities

50 Brook Street, Stoke-On-Trent ST8 6PF

Enjoying an enviable position with uninterrupted views towards Mow Cop and backing directly onto open countryside, this beautifully refurbished three-bedroom home offers the perfect combination of stylish family living and a truly idyllic setting. Beautifully presented throughout, the property boasts spacious accommodation, a luxurious contemporary bathroom, a stunning landscaped garden complete with a versatile timber garden room and covered entertaining area, all designed to make the very most of the spectacular rural backdrop.



Council Tax Band: A



Internally, the property has been lovingly modernised to create a home that is ready to move straight into. At its heart is a welcoming lounge featuring a striking contemporary media wall with an inset electric stove, creating an impressive focal point and a cosy space to relax. The spacious dining kitchen offers an excellent range of fitted units together with a practical utility area, making it equally suited to everyday family life and entertaining.

To the first floor are three well-proportioned bedrooms, all presented to an excellent standard, with the principal bedroom enjoying delightful views towards Mow Cop and the surrounding countryside. Completing the accommodation is a luxurious, recently refurbished family bathroom, finished to an exceptional specification with contemporary tiling, a stylish countertop wash hand basin, matte black fittings, illuminated mirror, contemporary radiator and rainfall shower over the bath, creating a true spa-inspired retreat.

Externally, the property continues to impress. Immediately to the rear is an attractive courtyard-style Indian stone patio, providing the perfect space for outdoor dining and entertaining, together with composite gated pedestrian side access. Beyond, the garden is principally laid to lawn and complemented by raised planted borders and mature shrubs, leading to a substantial timber garden room offering excellent versatility as a home office, gym, studio or hobbies room. To the far end of the garden, a covered seating area enjoys an uninterrupted outlook, backing directly onto adjoining open fields with far-reaching views towards Mow Cop and the surrounding countryside, creating a wonderfully peaceful setting in which to relax and unwind.

Positioned on the cusp of open countryside, the property enjoys the tranquillity of a semi-rural setting whilst remaining conveniently placed for everyday amenities, including a local village shop, Post Office and traditional family pub, all within easy walking distance, as well as nearby access to Biddulph Valley walkway.

Please note that the Land Registry application is pending on this property.

Lounge

11'5" x 11'10"

Having a UPVC double glazed window and front entrance door, radiator, feature alcove with recessed lighting, chimney breast with recess suitable for an electric fire and feature hearth. Opening through to:

Kitchen

11'4" x 12'2"

Fitted with a range of wall and base units incorporating fitted worksurfaces over with a stainless steel sink unit and mixer tap. Space for a gas cooker, UPVC double glazed window to the rear aspect and radiator. A defined utility area provides additional fitted worksurface with plumbing for a washing machine, space for a tumble dryer and space for a side-by-side fridge freezer.

Vestibule

Having wood-effect vinyl flooring, modern acoustic wall panelling, contemporary radiator, staircase to the first floor landing and UPVC double glazed side entrance door leading to the rear garden.

Family Bathroom

5'0" x 10'9"

Beautifully refurbished and fitted with a contemporary suite comprising a panelled bath with black matt mixer tap and shower attachment, low-level WC in black matte finish, stone-effect countertop wash hand basin with black matte mixer tap incorporating open tiled storage beneath. Fully tiled walls with contrasting feature tiling, illuminated electric mirror with demister, UPVC double glazed obscured window to the side aspect, contemporary radiator, extractor fan and wood-effect vinyl flooring.

First-Floor Landing

Bedroom One

11'8" x 12'4"

Having a UPVC double glazed window to the front aspect enjoying views over the adjacent fields and far-reaching countryside beyond. Radiator and wall-mounted television point.

Bedroom Two

11'5" x 9'3"

Having a UPVC double glazed window to the rear aspect enjoying views over Mow Cop and across the adjoining fields. Radiator.

Bedroom Three

11'5" x 9'3"

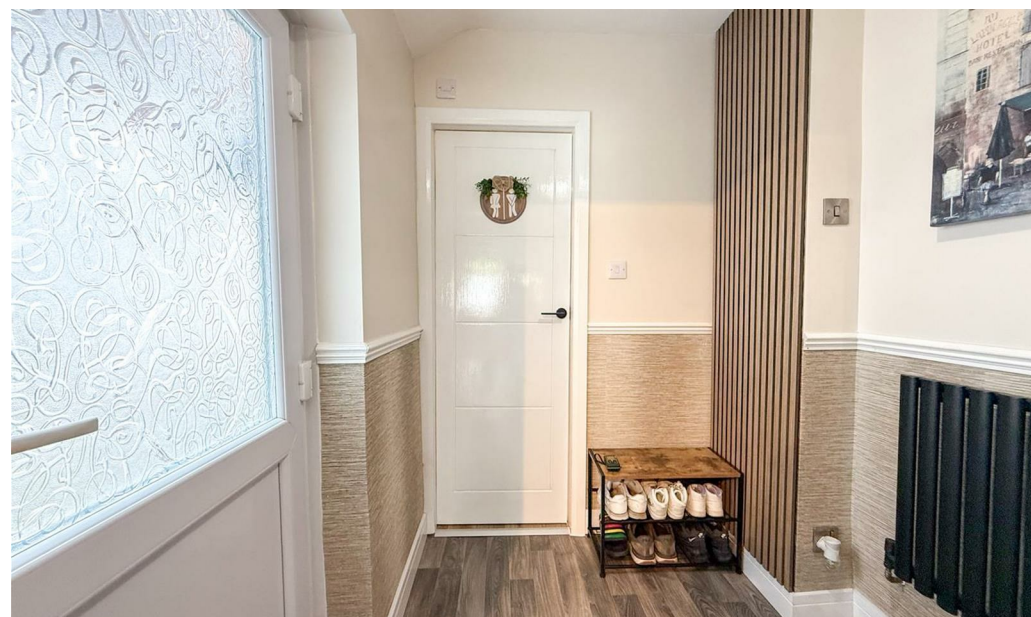
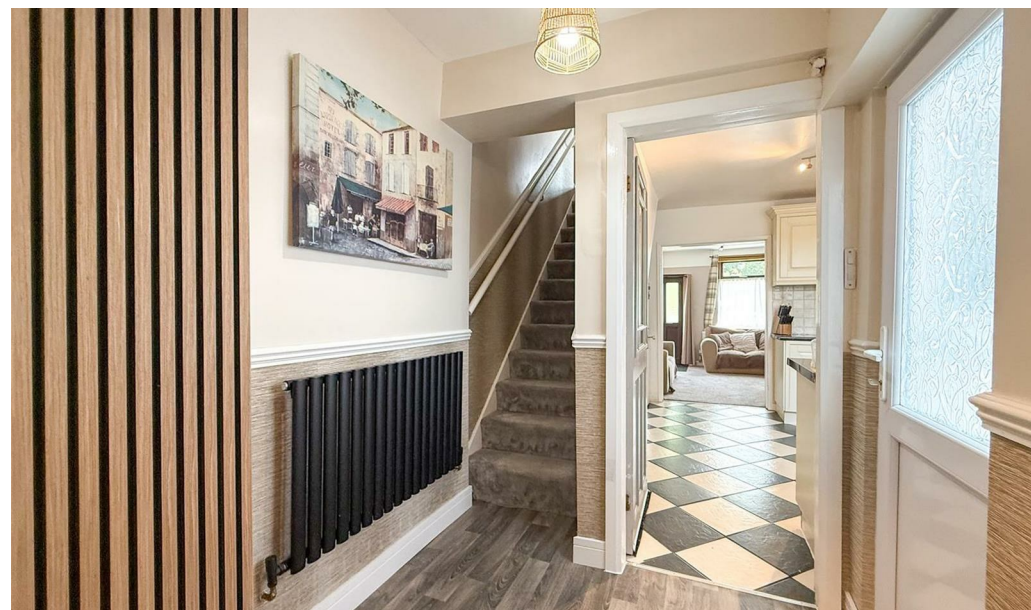
Having a UPVC double glazed window to the rear aspect enjoying views over Mow Cop and across the adjoining fields. Radiator and built-in storage cupboard housing the Baxi gas-fired central heating boiler.

Externally

The property benefits from an attractive, enclosed rear garden which has been thoughtfully landscaped to create a variety of outdoor seating and entertaining spaces. Immediately to the rear of the property is a courtyard-style Indian stone patio, providing an ideal setting for al fresco dining, with composite gated pedestrian access leading to the side of the property. Beyond, the garden is principally laid to lawn and complemented by well-stocked raised borders and mature planting. A substantial timber garden room offers a versatile space for a home office, studio, gym or hobbies. To the far end of the garden, a covered seating area enjoys a wonderful outlook, backing directly onto adjoining open fields and taking full advantage of the far-reaching countryside views, creating a peaceful setting in which to relax and unwind.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.





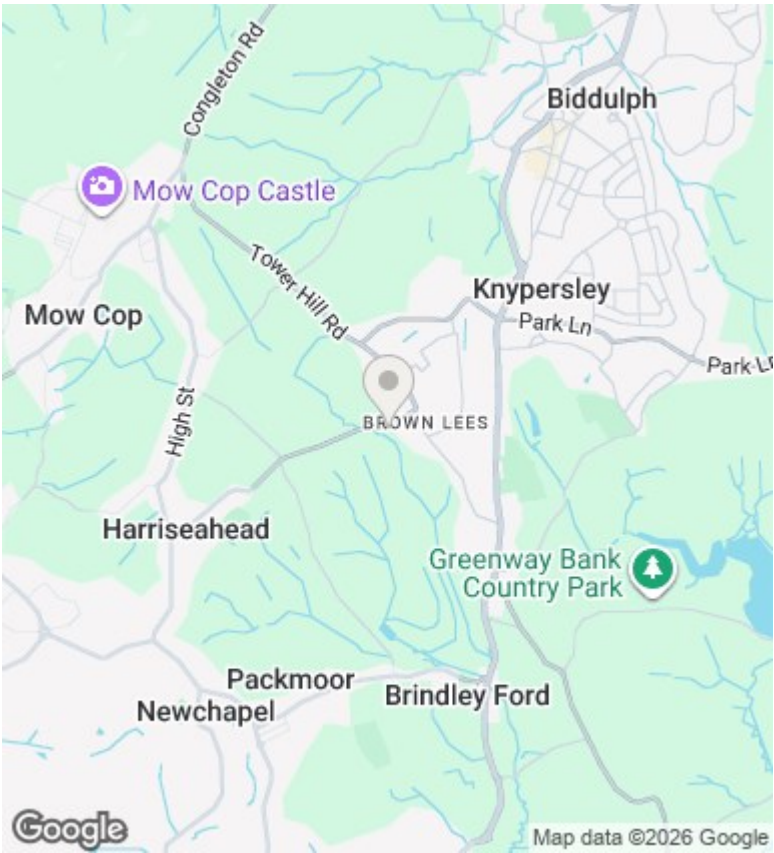
Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC