



## Bryn Fell Sandy Lane, Brown Edge, Stoke-On-Trent, Staffordshire,

Offers In The Region Of £195,000

- Three bedroom semi detached home
- Lots of potential
- NO CHAIN
- Catchment of Endon High School
- Substantial elevated plot
- Gardens to the front/side/rear
- Driveway
- Excellent views
- WC to the ground floor
- Walking distance of local amenities and St Annes Primary

# Bryn Fell Sandy Lane, Stoke-On-Trent ST6 8QL

This three bedroom semi detached home is nestled within a substantial plot having gardens to the front, side and rear. The property has a driveway located to the front and excellent views being in an elevated position. The property offers so much potential to create a stunning home and being conveniently located within walking distance of the village amenities and St Annes Primary.

You're welcomed in to the property via a side porch and into the hallway. The sizeable living room is located to the front, providing excellent views. The kitchen is also located to the front, has a range of fitted units to the base and eye level, gas cooker point, space for a dining table and chairs and pantry off. Located to the rear of the property is the porch, with understairs storage and a WC room, which houses the wall mounted gas fired boiler.



Council Tax Band: B



### **Porch**

UPVC double glazed patio door to the side. - Size : -

### **Hallway**

Radiator, glazed door and window to the side elevation, wall lights, stairs to the first floor. - Size : -

### **Living Room**

12'0" x 13'11"

Radiator, UPVC double glazed window to the front elevation, tiled fireplace with tiled surround and wood mantle. - Size : - 12' 0" x 13' 11" (3.67m x 4.24m)

### **Kitchen**

11'3" x 10'5"

Range of fitted units to the base and eye level, gas cooker point, stainless steel sink unit, plumbing for washing machine, space for freestanding fridge/freezer, radiator, partly tiled, UPVC double glazed window to the front elevation, pantry off with wood window to the rear elevation and fixed shelving. - Size : - 11' 3" x 10' 5" (3.42m x 3.18m)

### **Rear Hallway**

Wood glazed door and window to the rear elevation, understairs storage cupboard. - Size : -

### **WC**

5'8" x 2'11"

Lower level WC, UPVC double glazed window to the rear elevation, gas fired boiler. - Size : - 5' 8" x 2' 11" (1.73m x 0.88m)

### **First Floor**

- Size : -

### **Landing**

UPVC double glazed window to the rear elevation, radiator, , - Size : -

### **Bedroom One**

12'0" x 13'11"

UPVC double glazed window to the front elevation, radiator. - Size : - 12' 0" x 13' 11" (3.67m x 4.24m)

### **Bedroom Two**

10'10" x 10'2"

UPVC double glazed window to the front elevation, radiator, built in wardrobes. - Size : - 10' 10" x 10' 2" (3.31m x 3.10m)

### **Bedroom Three**

6'0" x 7'11"

UPVC double glazed window to the side elevation, radiator. - Size : - 6' 0" x 7' 11" (1.84m x 2.41m)

### **Bathroom**

5'8" x 6'9"

Panelled bath with integral shower over, pedestal wash hand basin, lower level WC, radiator, fully tiled, UPVC double glazed window to the rear elevation. - Size : - 5' 8" x 6' 9" (1.72m x 2.07m)

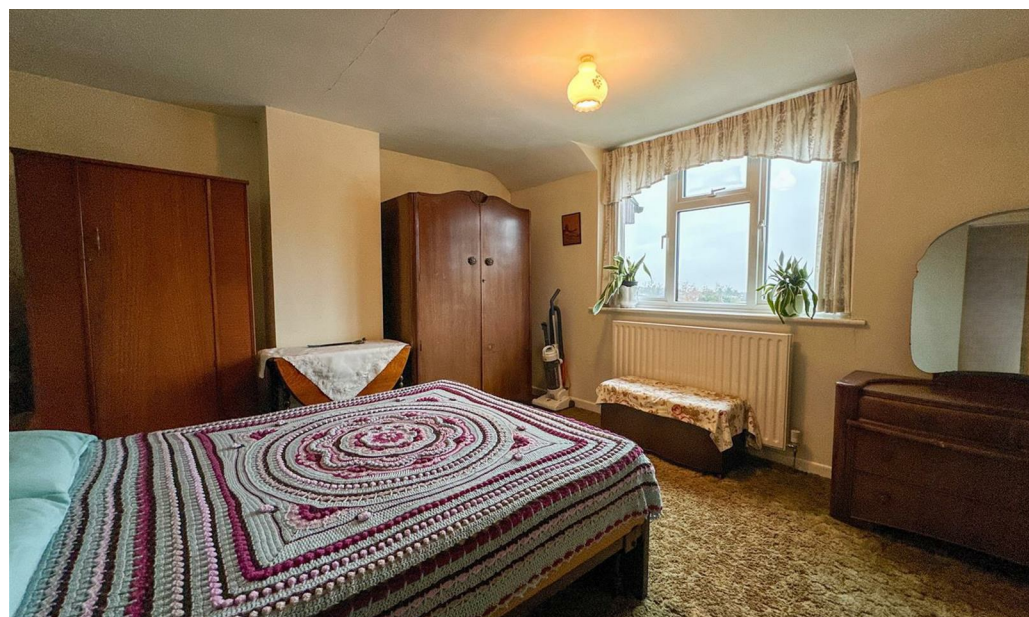
### **Outside**

To the rear is tiered garden, outside water tap, concrete path with coal store.

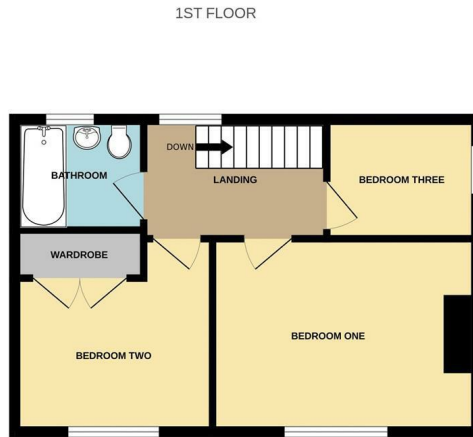
Area laid to lawn, paved with concrete path to the upper tiers. Further tier is concrete base, lawn, walled boundary. Raised lawn to the side elevation, concrete path to the front, driveway. To the front is area laid to lawn with hedged boundaries. - Size : -

### AML REGULATIONS

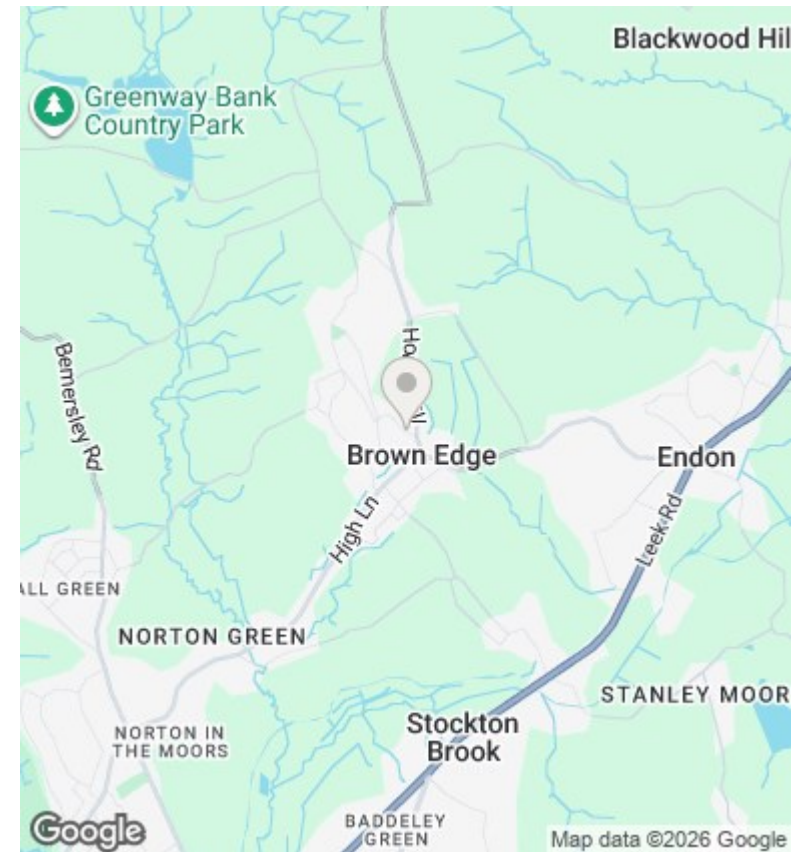
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 office proceed out of the town on the A53 Newcastle Road passing through the villages of Longsdon and upon reaching the village of Endon, after passing the Plough Inn Public House on the right, take the second right into the B5051 Claylake, signposted Brown Edge. Follow this road proceeding into

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## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

B

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