



5 St. Annes Vale, Brown Edge, Stoke-On-Trent, Staffordshire, ST6

Asking Price £260,000

- Deceptive spacious two bedroom semi detached cottage
- Character property
- Driveway and garage
- Situated in an elevated position
- Two reception rooms
- Versatile layout
- Commanding far reaching views
- Landscaped garden
- Catchment of Endon High School

5 St. Annes Vale, Stoke-On-Trent ST6 8TA

An excellent opportunity to acquire this deceptive spacious two bedroom stone cottage, situated in an elevated position commanding far reaching views over the surrounding countryside. The character property has undergone renovation works but also retains many original feature such as exposed timber beams, exposed stone walls and much more. Spacious living and bedroom accommodation briefly comprises of two reception rooms, with one having the potential to be a further bedroom. Fitted kitchen with utility room off, two first floor bedrooms and sizeable bathroom. Well established gardens to the front with steps leading from the rear aspect to tiered gardens, which has been recently landscaped to include a patio area, which provides views over the countryside. The property is conveniently located within easy walking distance of St Annes Primary School and the within the catchment of Endon High School. Driveway to the front providing a provision for off road parking with Garage, incorporating light and power. Internal viewing of this stone cottage is essential to fully appreciate the location on offer.



Council Tax Band: C



Inner Porch

Wood door to the front elevation, radiator, Minton tiled flooring. - Size : -

Hall

Composite stable style door and UPVC double glazed window to the rear elevation, radiator, Minton tiled flooring, exposed stone wall. - Size : -

Utility Room

4'9" x 8'8"

UPVC double glazed window to the rear elevation, radiator, plumbing for a washing machine, space for a dryer, exposed timber beams. - Size : - 4' 9" x 8' 8" (1.45m x 2.65m)

Living Room

13'0" x 10'4"

UPVC double glazed window to the front elevation, wood window to the side elevation, radiator, feature open style electric fire, picture rail. - Size : - 13' 0" x 10' 4" (3.97m x 3.16m)

Kitchen

11'11" x 11'11"

Wood window to the side elevation, units to the base and eye level, gas Rangemaster range, six ring hob, double oven, grill, warming draw, Belfast sink, chrome mixer tap, integral fridge / freezer, under stair storage cupboard. - Size : - 11' 11" x 11' 11" (3.64m x 3.64m)

Sitting Room / Dining Room

12'1" x 12'1"

UPVC double glazed window to the front elevation, multi fuel stove, tiled hearth, brick surround, picture rail. - Size : - 12' 1" x 12' 1" (3.69m x 3.69m)

Rear Hall

Radiator, staircase to the first floor. - Size : -

First Floor

- Size : -

Bedroom One

15'7" x 12'1"

Two UPVC double glazed window to the front elevation, radiator. - Size : - 15' 7" x 12' 1" (4.74m x 3.68m)

Bathroom

UPVC double glazed window to the side elevation, panelled bath, shower cubicle, low level WC, pedestal wash hand basin, radiator. - Size : -

Bedroom Two

8'5" x 12'0"

UPVC double glazed window to the side elevation, radiator. - Size : - 8' 5" x 12' 0" (2.57m x 3.67m)

Externally

Well established gardens to the front aspect incorporating ornamental lamp post, driveway with access to the garage, stepped access.

To the rear aspect is a tiered garden, with the lower tier being paved. The

middle tier is laid to patio with walled and fenced boundary. The upper tier is laid to bark with a seating area and provides far reaching views over the surrounding countryside. - Size : -

Garage

18'11" x 10'4"

Double doors to the front aspect, light and power connected. - Size : - 18' 11" x 10' 4" (5.77m x 3.14m)

AML REGULATIONS

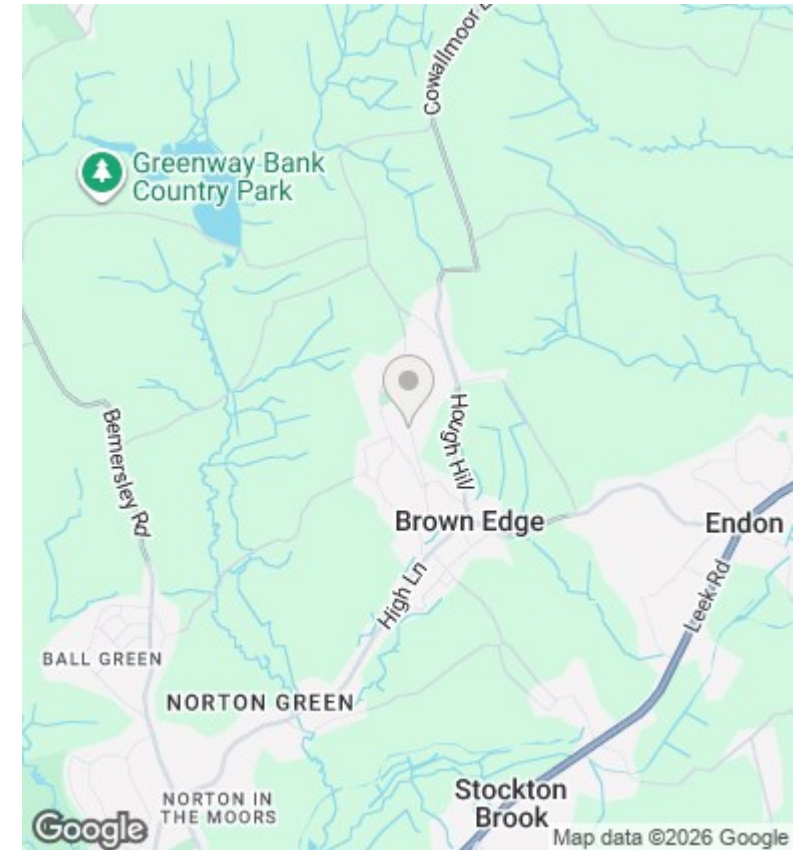
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	