



148 High Lane, Brown Edge, Stoke-On-Trent, ST6 8RU

Offers In Excess Of £235,000

- Three bedroom semi detached home
- Living room with bay window
- Substantial plot with large driveway and spacious rear garden
- Contemporary finish throughout
- Utility/rear porch and WC
- Village location
- Open plan kitchen/dining area
- Modern bathroom to the first floor
- Catchment of Endon High School

148 High Lane, Stoke-On-Trent ST6 8RU

Nestled in the charming village of High Lane, Brown Edge, this delightful three-bedroom semi-detached home offers a perfect blend of comfort and modern living. Set on a substantial plot, the property boasts a large rear garden, ideal for families and those who enjoy outdoor space. The impressive driveway at the front provides ample parking, ensuring convenience for residents and guests alike.

Upon entering, you are greeted by an inviting entrance hallway adorned with a classic minton tiled floor, setting a warm and welcoming tone. The open-plan kitchen and dining area create a sociable atmosphere, perfect for entertaining or family gatherings. The living room, featuring a lovely bay window, fills the space with natural light, making it a cosy retreat for relaxation.



Council Tax Band: B



Entrance Hallway

UPVC double glazed door and windows to the front, inset downlights, minton tiled floor, radiator, stairs to the first floor, understairs storage cupboard with a window to the side, fixed shelving.

Living Room

10'8" plus bay x 10'7"

UPVC double glazed bay window to the front, radiator, feature fireplace.

Kitchen/Dining Room

17'3" x 12'10" max measurement

Radiator, UPVC double glazed window to the rear/side, feature fireplace, range of fitted units to the base and eye level, stainless steel sink with drainer and a satin finished mixer tap, four ring Zanussi, electric hob, fan assisted oven, grill, extractor, tiled splashbacks, breakfast bar, integral dishwasher, wall mounted gas fired boiler.

Utility/Rear Porch

6'3" x 4'3"

UPVC double glazed window to the side, plumbing and space for a washing machine and dryer, space for a freestanding fridge/freezer.

WC

6'3" x 2'2"

Sliding door, low level WC, pedestal wash and basin with chrome mixer tap, storage beneath, chrome heated ladder radiator, UPVC double glazed window to the side.

First Floor

Landing

UPVC double glazed window to the side, loft access.

Bedroom One

12'10" x 10'7"

Radiator, UPVC double glazed window to the rear.

Bedroom Two

10'6" x 10'4"

Radiator, UPVC double glazed window to the front.

Bedroom Three

7'4" x 5'10"

Radiator, UPVC double glazed window to the front.

Bathroom

9'1" x 5'10"

Panel bath, chrome mixer tap, shower screen, electric shower over, built in system, vanity wash hand basin, chrome mixer tap and storage beneath, tiled splash backs, chrome ladder radiator, UPVC double glazed window to the side, cupboard housing immersion heated tank.

Externally

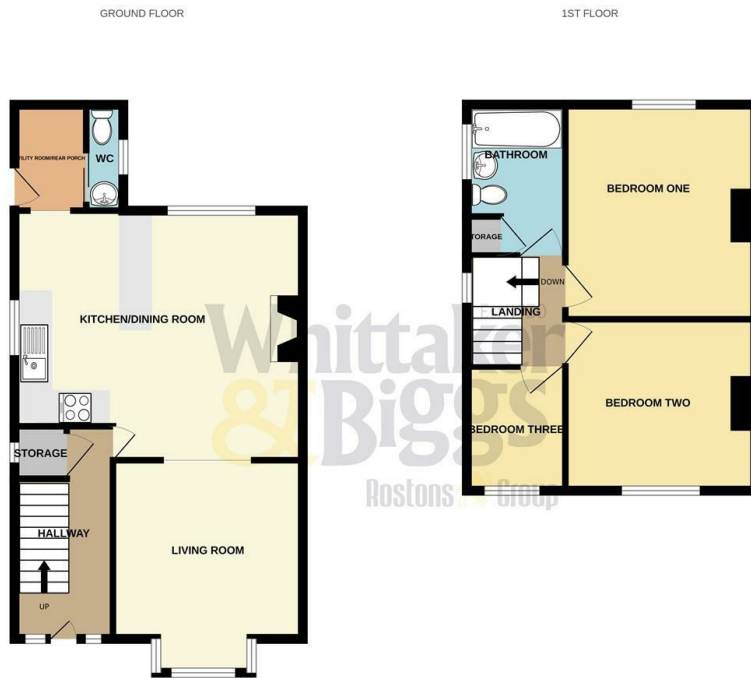
To the front, blocked paved driveway, fenced boundary, well stocked raised borders.

To the side, gated path, outside water tap, fenced boundary.

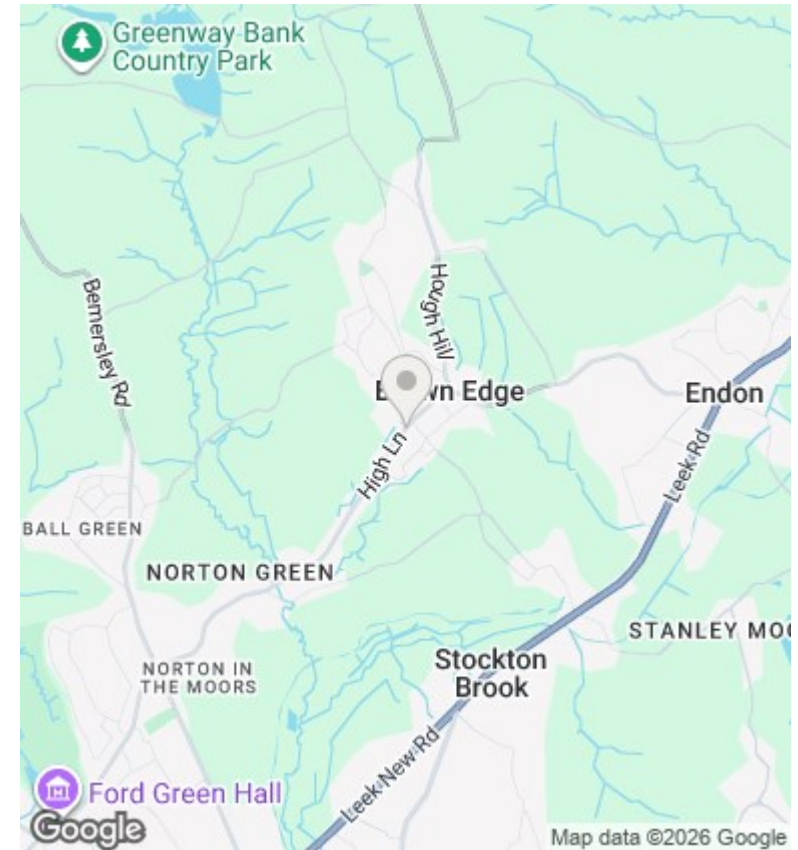
To the rear, patio area, fenced boundary, area laid to lawn, gravel, timber shed, well stocked borders.







Whilst every attempt has been made to ensure the accuracy of the floorplans 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 information 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

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	