Whittaker & Biggs Est. 1930
Rostons Group







# Golf Cottage Stanley Road, Stockton Brook, Stoke-On-Trent, ST9

## Offers In The Region Of £300,000

- Charming semi-detached cottage ideally located close to Lockside Golf Club
- Two inviting reception rooms, both featuring attractive log burners
- Situated in a highly sought-after and desirable location
- A feature-rich cottage offering a wonderful blend of character, comfort and practicality
- Beautifully presented with an abundance of character and period features
- Separate study, ideal for home working or a quiet workspace
- Within the catchment area for Endon schools
- Two well-proportioned bedrooms and two bathrooms
- Well-maintained and private rear garden, perfect for outdoor enjoyment
- Allocated private parking space conveniently located within the golf club car park

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
leek@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

# Golf Cottage Stanley Road, Stoke-On-Trent ST9 9LJ

Whittaker & Biggs would like to welcome you to Golf Cottage. Spanning an impressive 1,238 square feet, the property boasts two inviting reception rooms, each adorned with attractive log burners that create a warm and welcoming atmosphere.

With two well-proportioned bedrooms and two bathrooms, this home is ideal for small families or couples seeking a peaceful retreat. The cottage is beautifully presented, showcasing an abundance of period features that add to its unique charm.

Situated conveniently close to Lockside Golf Club, residents can enjoy leisurely days on the green, while the allocated private parking space within the golf club car park ensures easy access for both residents and guests. Additionally, the property falls within the catchment area for the highly regarded Endon schools, making it an excellent choice for families prioritising education.

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Council Tax Band: B






## Ground Floor

### Living Room
11'8" x 11'7"
Tiled floor, traditional style radiator, wood double glazed window to the rear, brick fireplace, wood mantel, wood burning stove, wooden beams.

### Kitchen
8'4" x 7'10"
Wood stable door to the side, wood double glazed window to the rear and side, Belfast sink, chrome mixer tap, woodwork surfaces, four ring electric hob, electric fan assisted oven, tiled splashback, space for a freestanding fridge freezer, Smeg integral dishwasher, loft access, extractor, traditional style radiator.

### Dining Room
11'7" x 8'6"
Tiled floor, traditional style radiator, wood glazed door to the front elevation, wood double glazed window to the front elevation, cast iron fireplace with timber mantel, built-in cupboards, built-in shelving.

### Study
5'10" x 5'0"
Wood double glazed window to the side, tiled floor, built in meter cupboard.

### Hall
Traditional style radiator, storage under the stairs, tiled floor, wood double glazed window to the side, stairs to the first floor, cupboard housing a Baxi gas fired central heating boiler, space and plumbing for a washing machine.

### Bathroom
5'10" x 5'11"
Panel bath, chrome traditional style Burlington Patent System WC, partly tiled, chrome integral shower, vanity wash hand basin, chrome taps, storage beneath, wood double glazed window to the side, anthracite wall mounted radiator, part panelled walls.

## First Floor

### Landing
Loft access.

### Bedroom One
11'8" x 11'8"
Traditional style radiator, double glazed wood window to the rear, built-in storage cupboard / wardrobe.

### Bedroom Two
Traditional style radiator, wood double glazed window to the front, built-in wardrobes, traditional style radiator.

### En-suite
6'2" x 5'1"
Panel bath, chrome mixer tap with showerhead, pedestal wash hand basin, low level WC, wood double glazed window to the side, partly tiled, black heated towel rail.

### Externally
To the front, walled boundary with slate chippings and gated access to the side.
To the rear, area laid to Indian stone patio, outside water tap, Indian stone path, fenced boundary and hedged boundary, gated access to the side, area laid to lawn, well stocked borders, two sheds and a further patio area laid to Indian stone.

## Allocated Private Parking Space

The property enjoys the benefit of one allocated private parking space within the residents' car park for a private car or light van, together with the right to display an approved "Private Parking" notice in respect of the space. The allocation of the parking space is subject to the provisions set out in the title documentation.

## 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 is £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.

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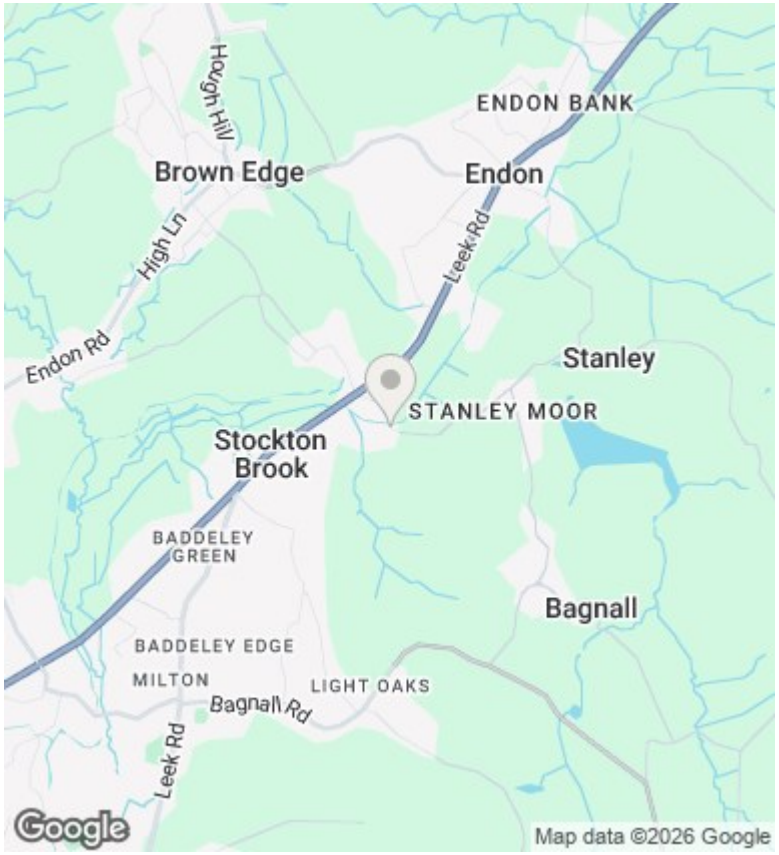

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## Directions

## Viewings

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

## Council Tax Band

B

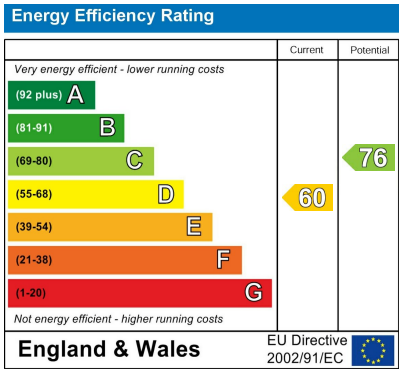



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