



4 Heaton Villas, Brown Edge, Stoke-On-Trent, ST6 8QE

Offers In The Region Of £103,000

- Mid-terraced one-bedroom property offering a practical and low-maintenance layout
- Potential to modernise and tailor to personal taste
- Particularly well-suited to first-time buyers looking to step onto the property ladder
- First-floor bathroom fitted with a corner bath and a separate shower enclosure for added convenience
- Private parking space to the rear of the property, offering off-road parking and additional practicality
- Located within a popular residential area, providing convenient access to local amenities and transport links
- Excellent opportunity for buyers seeking a project, with scope to improve and add value
- Strong buy-to-let potential, appealing to investors seeking a rental property in a desirable location
- South-facing rear garden, perfect for outdoor relaxation or entertaining

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Whittaker & Biggs are delighted to offer to the market this mid-terraced one-bedroom house at Heaton Villas, Brown Edge, presenting an excellent opportunity for a variety of buyers. With a practical and low-maintenance layout, this property is perfect for first-time buyers, those looking to downsize, or investors seeking a promising rental opportunity.

The home features a comfortable reception room, a well-appointed bathroom, kitchen and a bedroom, all designed to maximise space and functionality. The property is situated in a well-established residential area, ensuring convenient access to local amenities and transport links, making daily life both easy and enjoyable.

One of the standout features of this property is its south-facing rear garden, which offers a delightful outdoor space to relax and unwind. Additionally, the private parking space at the rear adds to the convenience of this home, a valuable asset in today's market.



Council Tax Band: A



Ground Floor

Sitting Room

12'0" x 10'5"

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, gas fire, marble hearth and surround, wood mantle, meter cupboard.

Kitchen

9'3" x 8'10"

UPVC double glazed window to the rear, UPVC double glazed stable door to the rear, units to the base and eye level, space for a freestanding cooker, Integra extractor hood, stainless steel sink and drainer, chrome taps, space and plumbing for a washing machine, radiator, understairs storage cupboard, stairs to the first floor.

First Floor

Bedroom

12'0" x 10'5"

UPVC double glazed window to the frontage, built in wardrobes, radiator.

Bathroom

9'3" x 9'0"

UPVC double glazed window to the rear, corner bath, chrome taps, separate shower enclosure, electric Triton shower, pedestal wash hand basin, chrome taps, low level WC, airing cupboard housing the Worcester combi boiler, radiator, loft hatch.

Loft

Boarded.

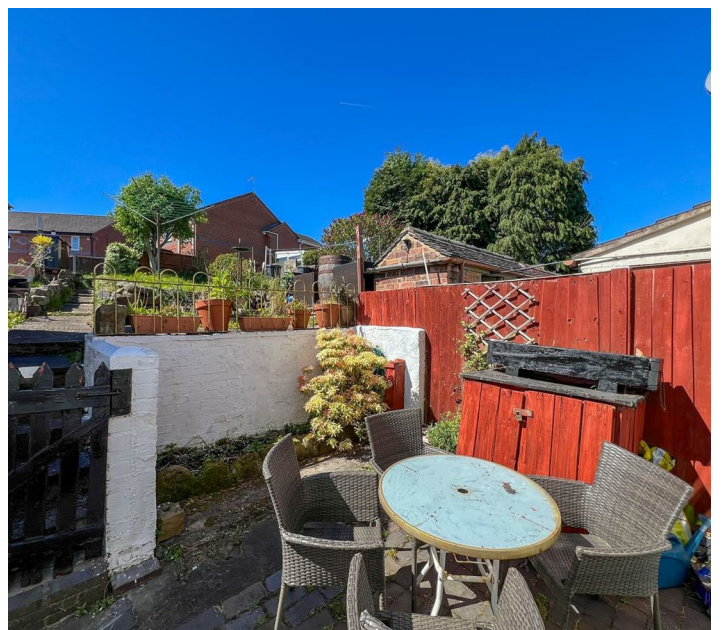
Externally

To the frontage, forecourt, wall boundary with metal railings.

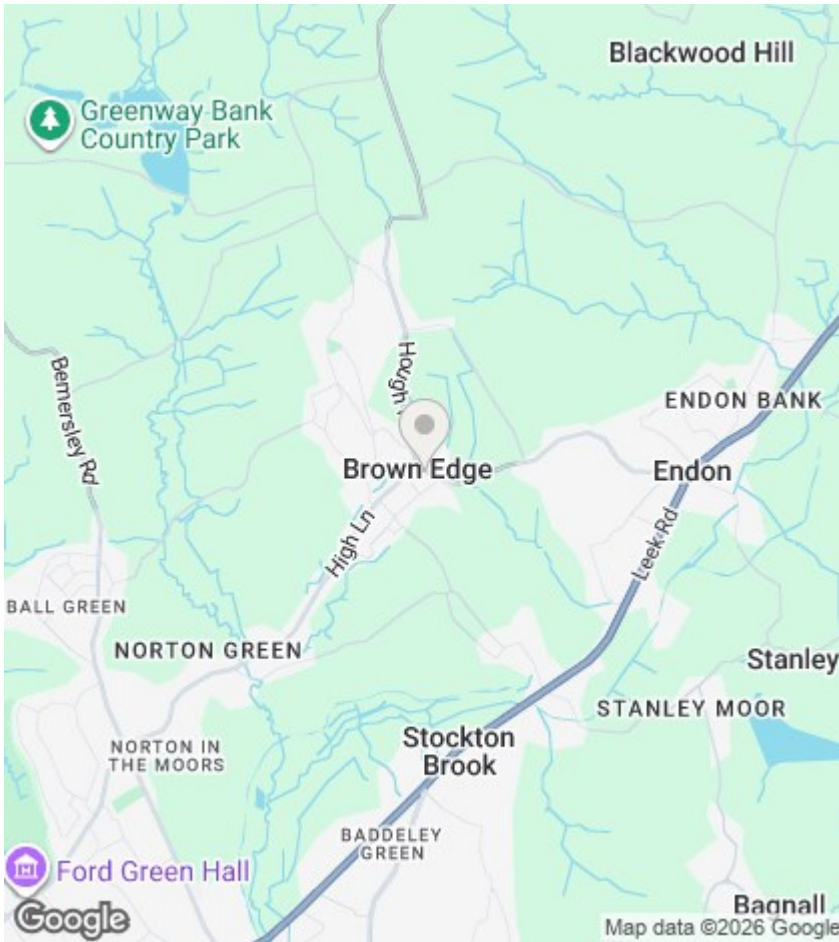
To the rear, block paved patio, tiered garden, area laid to lawn, fence boundary, mature trees and shrubs, parking space to the rear.

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.







Directions

Viewings

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

EPC Rating:

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

