



Janlyn The Green, Stockton Brook, Stoke-On-Trent, Staffordshire, Offers In The Region Of £275,000

- Detached bungalow
- Driveway
- Ripe for renovation
- 3 bedrooms
- Situated within a private road
- NO CHAIN!
- Separate dining room
- Low maintenace garden

Janlyn The Green, Stoke-On-Trent ST9 9PD

Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this three bedroom detached bungalow which is situated within a private road in a sought after location.

The property is comprised of a sitting room, kitchen, shower room, dining room and three bedrooms.

An oil fired boiler with warm air system heats the property, there is mains electricity but no gas supply.

The kitchen has French doors to the rear garden and the shower room has contemporary fittings and inset ceiling spotlights.

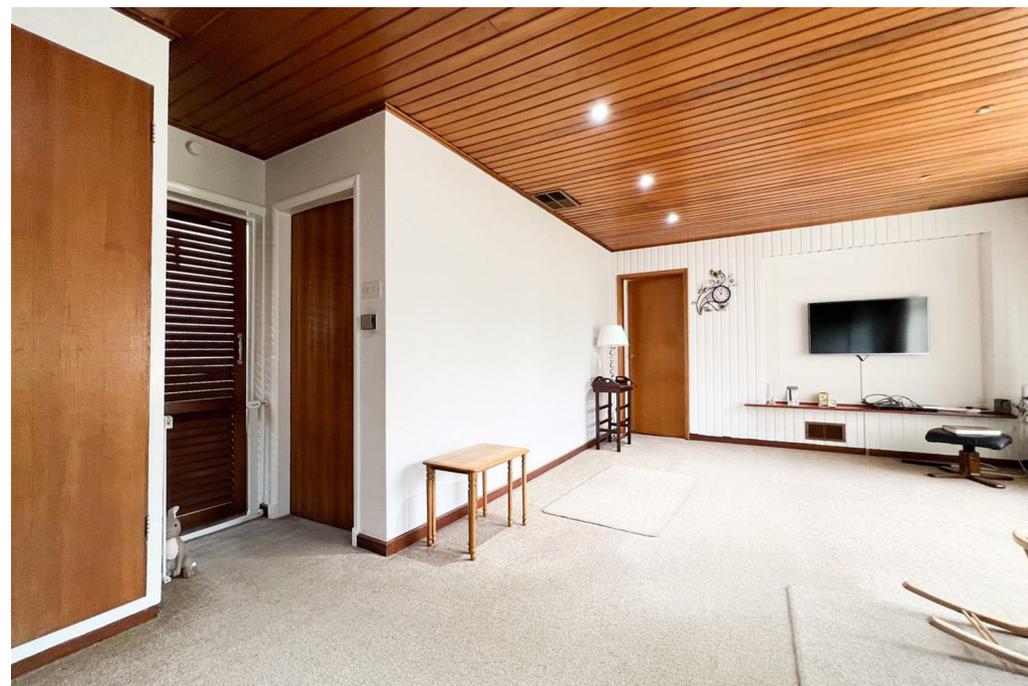
Externally, the rear garden is mainly laid to gravel with a paved patio, well stocked borders and a timber summer house.

To the frontage is a tarmacadam driveway suitable for several vehicles.

A viewing is highly recommended to appreciate this home's further potential, low maintenance garden and private location.



Council Tax Band: D



Entrance Porch

5'0" x 4'8"

Wood double glazed door to the frontage with sidelight window. - Size : - 5' 0" x 4' 8" (1.53m x 1.43m)

Sitting Room

19'2" x 12'4"

Wood glazed door to the frontage, wood double glazed window to the frontage, cupboard housing the Afos oil fired boiler and warm air heating system, 4 x heating vents. - Size : - 19' 2" x 12' 4" (5.85m x 3.75m)

Dining Room

15'10" x 7'7"

Wood double glazed window to the frontage, Wood double glazed window to the side aspect, fitted cupboard housing a safe, 2 x heating vents. - Size : - 15' 10" x 7' 7" (4.82m x 2.32m)

Kitchen

14'8" x 8'1"

UPVC double glazed French doors to the rear, wood double glazed window to the rear, units to the base and eye level, stainless steel sink and a half with drainer, chrome mixer tap, space for a freestanding cooker, space and plumbing for a washing machine, space for a fridge freezer, 1 x heating vent. - Size : - 14' 8" x 8' 1" (4.48m x 2.46m)

Bedroom One

11'11" x 11'11"

Wood double glazed window to the rear, fitted wardrobes, 1 x heating vent. - Size : - 11' 11" x 11' 11" (3.64m x 3.63m)

Bedroom Two

15'1" x 7'5"

Wood double glazed window to the rear, Wood double glazed window to the side aspect, fitted wardrobes, 1 x heating vent. - Size : - 15' 1" x 7' 5" (4.61m x 2.26m)

Bedroom Three

13'0" x 7'11"

Wood double glazed window to the frontage, fitted wardrobes, 2 x heating vents. - Size : - 13' 0" x 7' 11" (3.95m x 2.41m)

Shower Room

7'9" x 7'7" Max measurement

Wood double glazed window to the side aspect, cupboard housing the water tank, shower enclosure, chrome fittings, low level WC, vanity wash hand basin, chrome mixer tap, electric chrome ladder radiator, inset ceiling spotlights, extractor fan, 1 x heating vent. - Size : - 7' 9" x 7' 7" (2.37m x 2.32m) Max measurement

Externally

To the frontage, tarmacadam drive, walled boundary, well stocked borders, gated access to the rear.

To the rear, paved patio, area laid to gravel hedge and fence boundary, timber summer house, well stocked borders.

To the side, oil tank. - Size : -

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.

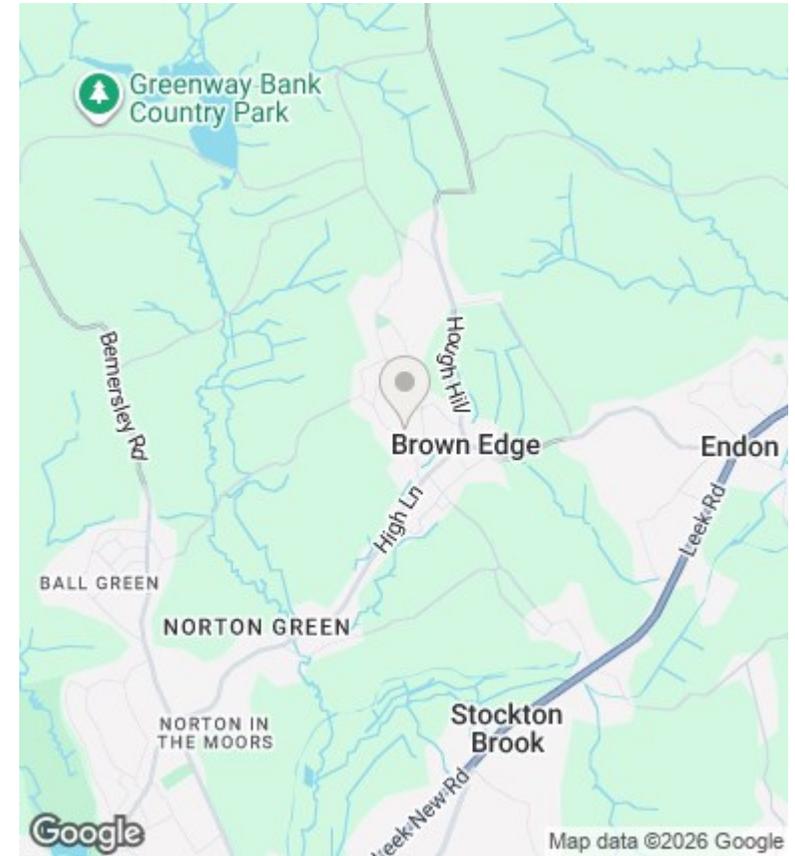




GROUND FLOOR



While 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 misstatement. This plan is for guidance 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. Made with Hozon® C2021



Directions

From Leek proceed out of the town on the A53 Newcastle Road, stay on this road approximately 7 miles passing through the villages of Longsdon and Endon. Upon entering into the village of Stockton Brook as the road forks on the A5009 take the second right hand turn into the Green. Follow this road for a short distance where the property is located on the right hand side.

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	