



Sandy Lane,
Brown Edge



OneAgency

01782 970222

hello@oneagencygroup.co.uk



Offers in Region of £250,000

A delightful cottage, situated in the sought after village of Brown Edge, within walking distance of many local amenities. The property boasts many original features and benefits from a generous plot with established gardens to the front, patio area to the side and drive with detached garage. Viewing of this property which is offered with no chain involvement is highly recommended to appreciate the superb location.





GROUND FLOOR

Living Room

5.75m x 3.62m (18' 10" x 11' 11") Stairs to first floor, double glazed windows to front and side, door to front, gas (wood burner effect) fire with exposed brick fireplace, radiator, boxed in consumer unit and electric meter.

Kitchen/Diner

4.05m x 3.30m (13' 3" x 10' 10") Double glazed window to front and side, door to side, fitted range of wall, base and drawer storage units, sink and drainer unit with mixer tap, Main combi boiler, tiled floor, part tiled walls, radiator.



FIRST FLOOR

Landing

Double glazed window to side, radiator.

Bedroom One

3.55m x 2.82m (11' 8" x 9' 3") Double glazed window to front, radiator.

Bedroom Two

3.34m x 2.23m (10' 11" x 7' 4") Double glazed window to front and side, radiator.

Bedroom Three

2.07m max x 2.80m max (6' 9" x 9' 2") Double glazed window to front, radiator.

Bathroom

2.39m max x 1.72m max (7' 10" x 5' 8") Double glazed frosted window to side, white bathroom suite comprising of panelled bath, WC and pedestal wash hand basin, radiator, part tiled walls, built in storage area.

Outside

Generous sized plot with established front garden and patio area to the side. Detached garage and off road parking.

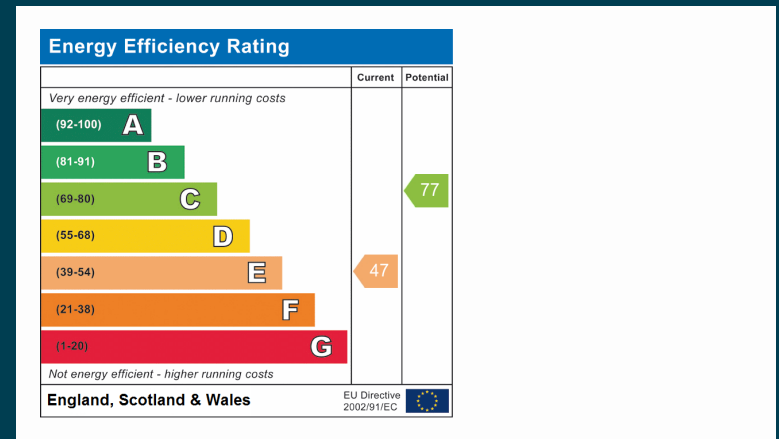
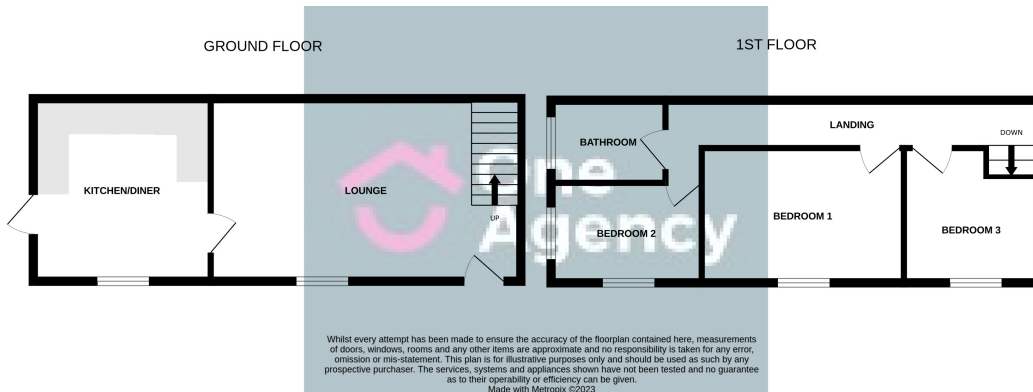
Detached Garage

05.03m x 2.96m (16' 6" x 9' 9") With under and over door, further door and window to side. Power and lighting.

Agents Notes

Council Tax Band C

Staffordshire Moorlands Local Council



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.