

St. Annes Vale Brown Edge Stoke-On-Trent ST6 8TA



Offers In Excess Of £195,000

St. Annes Vale, Brown Edge, Stoke-On-Trent, ST6 8TA

A CHARMING COTTAGE called "THE GRANARY" -
situated in a SEMI RURAL LOCATION - you must take a look -
a LOUNGE/DINING ROOM, kitchen & bathroom-
TWO BEDROOMS on the first floor-
A property like this, isn't the ordinary -
WONDERFUL COUNTRYSIDE location-
If this LOVELY HOME you wish to see -
Call DEBRA TIMMIS ESTATE AGENTS & a viewing there can be.

A rare opportunity to acquire this beautiful quaint charming two bedroom characterful cottage, nestled in a country lane within the highly regarded sought after location of "Brown Edge" You're welcomed into the property via an entrance hallway into the lounge/dining room with feature beams and fireplace, steps to the kitchen with access to the lobby and bathroom. On the first floor, two bedrooms. Double glazing and oil fired central heating. Off road parking. Generous sized garden. Early internal inspection highly recommended.

Entrance Hallway

Upvc door. Stairs off to the first floor.

Lounge/Dining Room

19'11" max x 12'7" narrowing to 10'9" (6.08 max x 3.85 narrowing to 3.30)

With dual aspect double glazed windows. Feature fire place with open fire. Two radiators. Useful storage cupboard. Space for dining table. Stairs with access to the kitchen.



Kitchen

11'8" x 9'3" (3.57 x 2.82)

Fitted kitchen with a range of wall mounted units, worktop incorporating drawer and cupboard below. Stainless steel single drainer sink unit, mixer tap. Plumbing and space for automatic washing

machine. Oil central heating boiler. Dual aspect double glazed windows. Radiator. Access to the lobby.

Lobby

Upvc door to the side aspect.

Bathroom

6'5" x 6'2" (1.97 x 1.89)

Coloured suite comprises, panelled bath with Mira shower unit over, wash hand basin and low level WC. Tiled walls. Double glazed window . Radiator.



First Floor

Bedroom One

12'0" max x 10'7" (3.67 max x 3.24)

Double glazed window. Radiator. Built-in storage cupboard. Stairs with access to bedroom two.



Bedroom Two

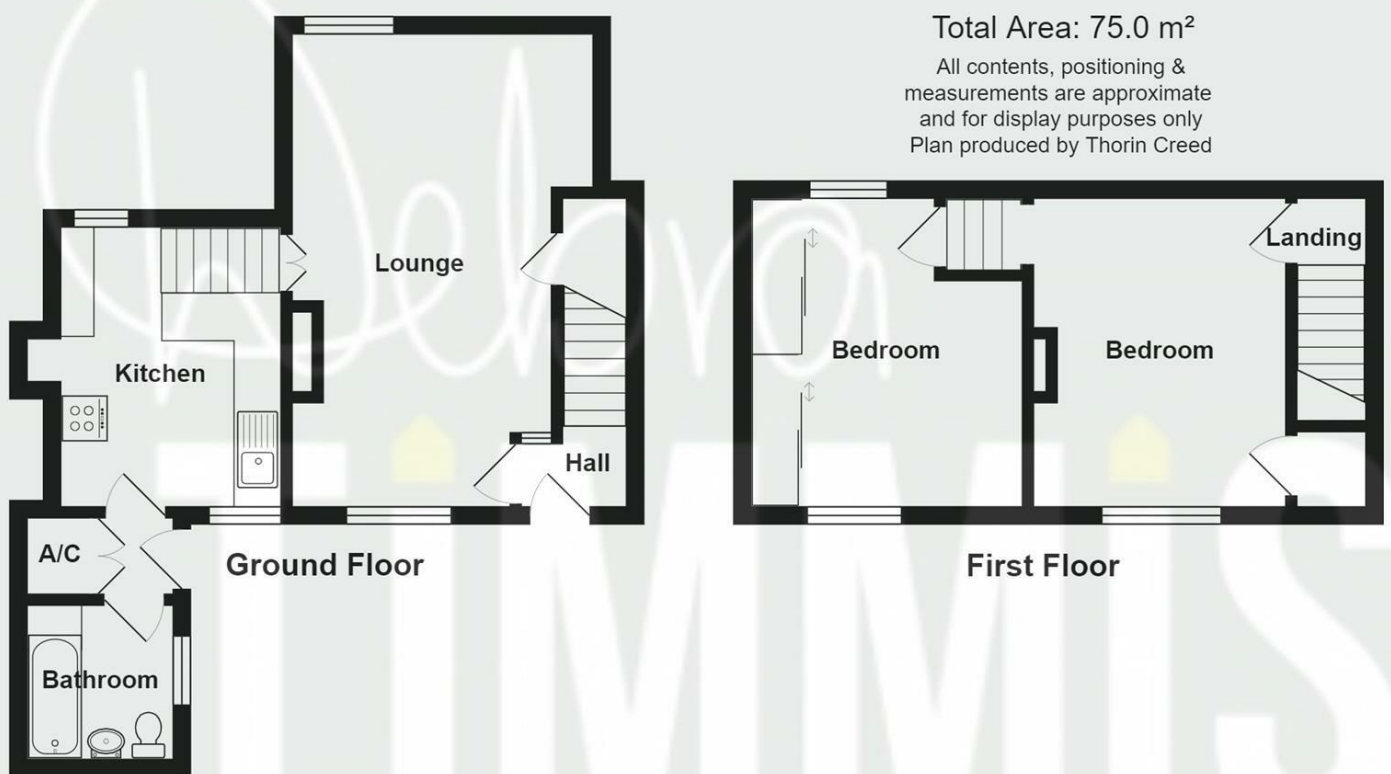
13'4" x 11'7" into robe (4.08 x 3.54 into robe)
 Dual aspect double glazed windows. Radiator. Built-in wardrobes/ storage.




Externally

To the front aspect there is parking area. Steps with access to the established garden area with a vast variety of maturing trees and shrubs. Patio/seating area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	26	74
(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 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 