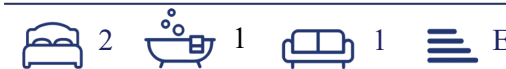




STEPHENSON BROWNE

Alderhay Lane, Rookery, Stoke-On-Trent

ST7 4RQ



Offers In The Region Of
£175,000

DESCRIPTION

A two bedroom DETACHED COTTAGE in an idyllic semi-rural location with COUNTRYSIDE VIEWS, also benefitting from a DETACHED GARAGE!

A characterful and charming detached cottage which is ideal for those looking to move closer to the countryside, occupying a prime position close to a number of walks within the surrounding fields and countryside.

An entrance porch leads to the conservatory/dining room and the lounge, which in turn opens into a kitchen with a Range-style cooker and breakfast bar. To the rear of the property is a useful utility room, with the ground floor completed by the bathroom. Upstairs are two spacious bedrooms, with the principal bedroom benefitting from views to the front overlooking greenery, whilst the second bedroom to the rear overlooks surrounding fields.

Off-road parking is provided via a brick-paved driveway and a well-proportioned detached garage, which includes power and lighting. To the rear of the property is a courtyard garden which offers a great deal of privacy and creates a peaceful space to sit out and relax!

Alderhay Lane is a convenient location close to countryside, but retaining easy access to transport links such as the M6, A500 and A34. The wealth of amenities within Kidsgrove are only a short distance away, whilst several schools such as Thursfield Primary School and Castle Primary School are also nearby.

A quirky and characterful cottage which perfectly showcases country living! Please contact Stephenson Browne to arrange your viewing.





ROOM DESCRIPTIONS

Entrance Porch

Tiled flooring, UPVC double glazed front door and window.

Conservatory/Dining Room

13'5" x 8'0"

Vinyl tile effect flooring, UPVC double glazed windows and two external doors, two wall light points.

Lounge

11'11" x 9'9"

Fitted carpet, UPVC double glazed window with views onto greenery to the front aspect, ceiling light point, radiator, feature fireplace, opening into;

Kitchen

10'5" x 8'9"

Tiled flooring, UPVC double glazed window, and rear door leading to the utility room, ceiling light point, radiator, Belfast-style porcelain sink, wall and base units, breakfast bar, space for dishwasher and a range-style cooker (both included).

Utility Room

9'1" x 6'11"

Vinyl tile effect flooring, UPVC double glazed windows and rear door, two wall light points.

Bathroom

10'6" x 7'1"

Maximum measurements (L-shaped room) - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, part tiled walls, W/C, pedestal wash basin, bath with mains shower, recess under stairs for storage.

Landing

Fitted carpet, ceiling light point, loft access.

Bedroom One

11'11" x 9'9"

Wood flooring, UPVC double glazed window with views onto greenery to the front aspect, ceiling light point, radiator.



Bedroom Two

10'5" x 8'8"

Fitted carpet, UPVC double glazed windows with views to fields to the rear, ceiling light point, radiator, airing cupboard housing Glow-Worm combi boiler.

Outside

To the front of the property is a brick paved driveway and a path leading to the front porch, whilst the rear of the property is a courtyard garden with a seating area, offering an excellent degree of privacy.

Detached Garage

20'0" x 10'9"

Maximum measurements - Narrowing to 7'10" - Up and over garage door, side access, power and lighting.

Council Tax Band

The council tax band for this property is B.

Freehold Tenure

We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

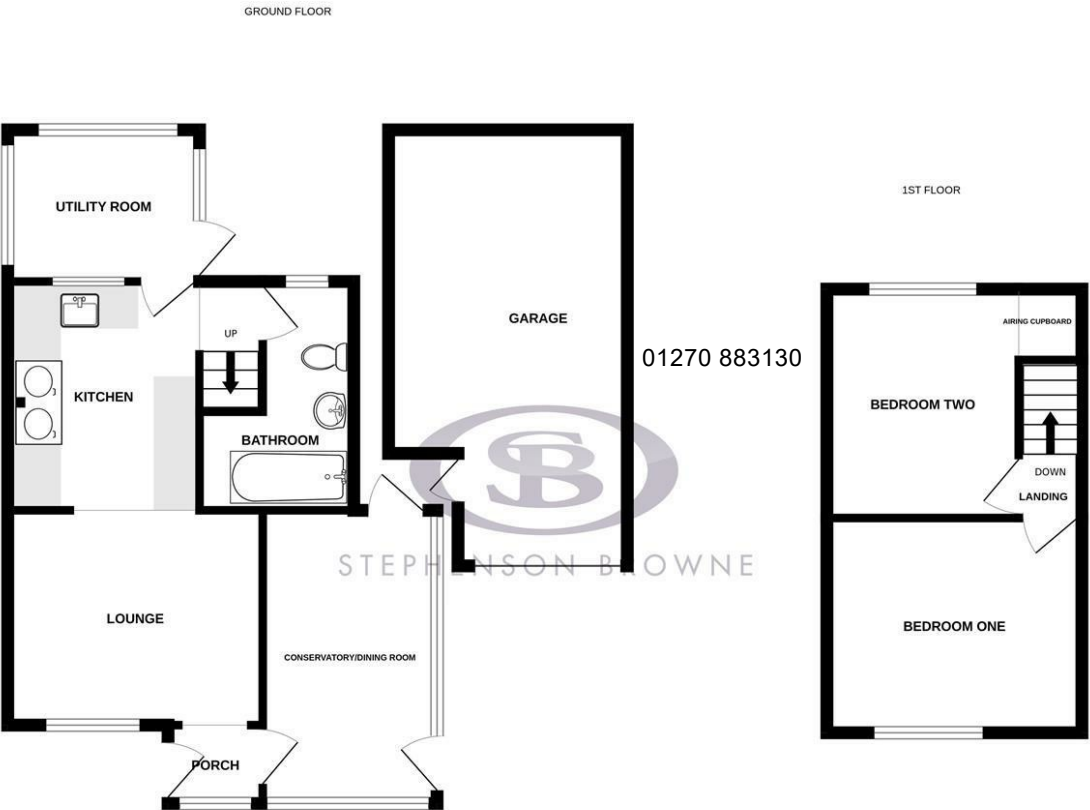
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Floorplans



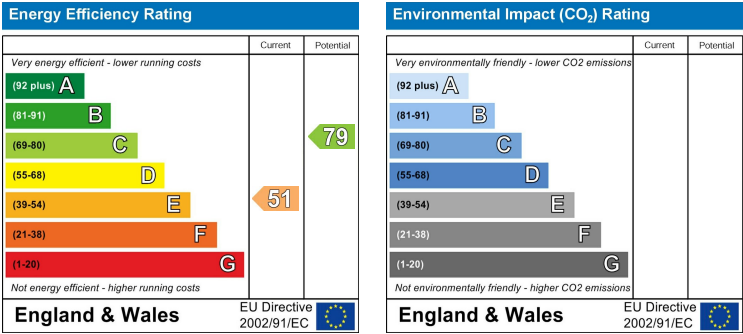
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.
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Area Map



EPC Rating



Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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