



## Jays Wing Stanley Road Stockton Brook, Stoke-On-Trent, ST9 9LL

Until you spread your WINGS, you'll have no idea how far you can fly. Well its time to create them WINGS and explore new sights and on the horizon nestled away in the desirable location of Stanley you will find Jays WING. Perfectly positioned on a sizable plot framed with rolling countryside views this family home is ready for a creative hand. This detached home has potential in abundance and the accommodation on offer comprises a large lounge, dining room, fitted kitchen, utility room, garden room, three double bedrooms and family bathroom. Externally the property has a extensive driveway and double garage and lush green gardens surrounding the front, side of rear of the property. Ideally situated in the semi rural area of Stanley it within walking distance to local village pub and canal towpaths. Sold with no upward chain the possibilities are endless, let your WINGS be your dreams and learn how to fly!!!!

**Offers in the region of £474,950**

# Jays Wing Stanley Road

Stockton Brook, Stoke-On-Trent, ST9 9LL



- SPACIOUS DETACHED FAMILY PROPERTY
- FITTED KITCHEN PLUS UTILITY ROOM
- FAMILY BATHROOM & CLOAKROOM
- SOLD WITH NO UPWARD CHAIN
- SITTING IN A SIZABLE PLOT WITH STUNNING OPEN VIEWS
- GARDEN ROOM
- AMPLE OFF ROAD PARKING & DOUBLE GARAGE
- LARGE LOUNGE & DINING ROOM WITH REAR FAR STRETCHING VIEWS
- THREE DOUBLE BEDROOMS
- DESIRABLE LOCATION

## GROUND FLOOR

### Entrance Porch

6'5" x 5'5" (1.97 x 1.67)

The property has a double glazed access door to the front aspect, coupled with a double glazed window to the front and side.

### Entrance Hall

15'6" x 12'0" (4.74 x 3.67)

An access door leads from the porch. Stairs leading to the first floor. Radiator.

### Cloakroom

7'3" x 6'3" (2.22 x 1.91)

A glazed window overlooks the side aspect. Fitted with a low level W.C and wash hand basin. Radiator.

### Lounge

19'5" x 12'4" (5.94 x 3.77)

A double glazed window overlooks the front, side and rear aspect. Fireplace housing electric fire. Radiator.

### Dining Room

11'4" x 9'0" (3.46 x 2.75)

A double glazed window overlooks the rear and side aspect. Radiator.

### Kitchen

11'2" x 9'3" (3.42 x 2.82)

A double glazed window overlooks the rear aspect. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Freestanding gas cooker with cooker hood and space and plumbing for washing machine and fridge/freezer. Partly tiled walls and coordinating work surface areas. Radiator.

### Utility Room

6'10" x 3'4" (2.09 x 1.02)

Wall mounted combi boiler.

### Garden Room

10'3" x 7'11" (3.14 x 2.43)

UPVC sliding doors lead out to the rear garden.

### Bedroom One

11'10" x 10'10" (3.61 x 3.31)

A double glazed window overlooks the front aspect. Fitted wardrobes and radiator.

## FIRST FLOOR

### Landing

Stairs from the ground floor. Door to storage cupboard.

### Bedroom Two

12'3" x 11'3" (3.75 x 3.43)

A double glazed window overlooks the rear aspect. Storage cupboard. Radiator.

### Bedroom Three

12'4" x 10'9" (3.76 x 3.30)

A double glazed window overlooks the front aspect. Radiator.

### Bathroom

8'11" x 6'0" (2.72 x 1.85)

A double glazed window overlooks the side aspect. Fitted with a suite comprising corner bath unit, shower, low level W.C and wash hand basin. Fully tiled walls and radiator.

## EXTERIOR

To the front there is a large driveway with ample off road parking and access to the double garage. The property sits on a sizeable plot of approximately a third of an acre of lush lawn and stunning open views over rolling countryside. Outbuildings.

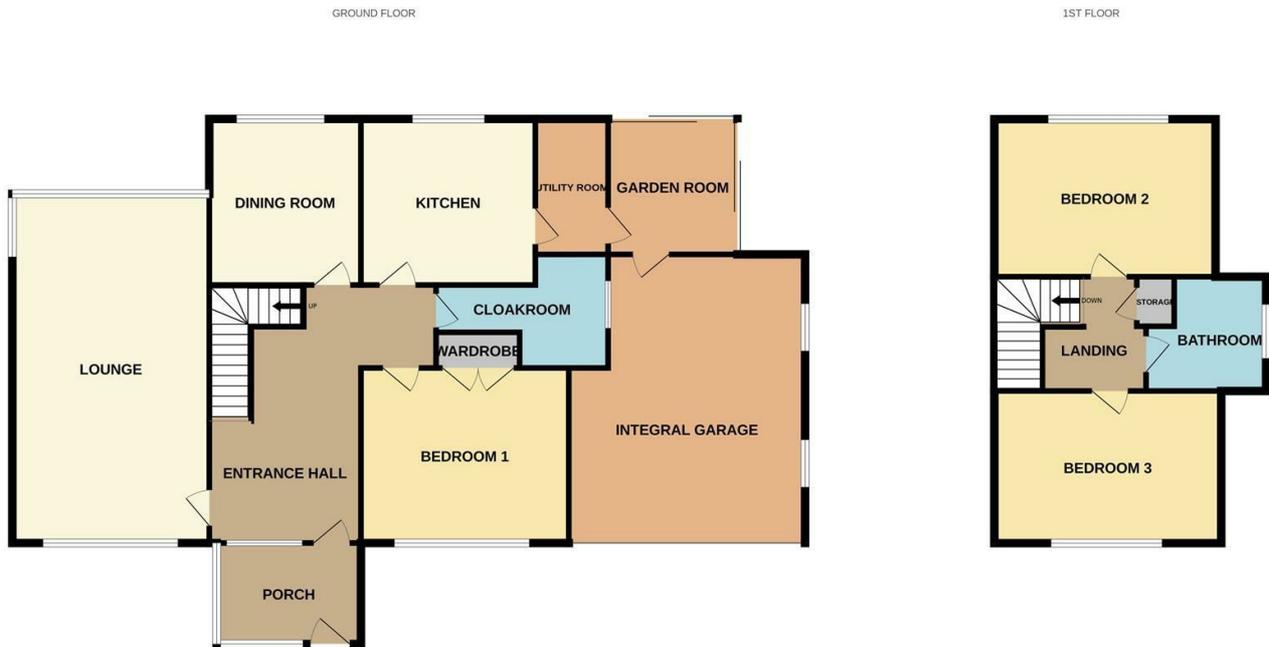
### Double Garage

18'0" x 17'2" (5.49 x 5.25)

Electric up and over door with windows to the side aspect and access door into the garden room. Skylight to ceiling.



# Floor Plan



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