



5 The Rocks

Brown Edge, Stoke-On-Trent, ST6 8QP

One o'clock, two o'clock, three o'clock... ROCK! Five o'clock, six o'clock, seven o'clock ROCK! We're gonna ROCK around the clock tonight!!! Get your dancing shoes on and get your feet tapping, because I have found you a spacious mid cottage with phenomenal views, waiting for a new burst of life at The ROCKS! Don't be fooled by this beautiful, sweet, stone built cottages appearance as there is ample living space on offer. Comprising lounge, conservatory, kitchen/diner, utility area, bathroom to the ground floor, two double bedrooms and family bathroom. Externally the property benefits from off road parking and large tiered rear garden. We're gonna ROCK, ROCK, ROCK, 'til broad daylight. We're gonna ROCK, gonna ROCK, at The ROCKS tonight! Call to book your viewing today.

Offers in the region of £209,950

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- BEAUTIFUL STONE BUILT COTTAGE
- GROUND FLOOR BATHROOM
- FAMILY BATHROOM
- NO UPWARD CHAIN
- LOUNGE AND CONSERVATORY
- UTILITY ROOM
- TIERED REAR GARDEN WITH STUNNING VIEWS
- LARGE KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING

GROUND FLOOR

Utility Room

10'0" x 6'2" (3.05 x 1.89)

A UPVC door to the side aspect. Work surface area and plumbing for a washing machine. Radiator and ceiling spot lights.

Bathroom

6'5" x 5'6" (1.97 x 1.68)

A double glazed window overlooks the side aspect. Fitted with a suite comprising shower cubicle with waterfall shower above, vanity wash hand basin and low level W.C. Ceiling spotlights and vertical towel rail.

Lounge

13'4" x 12'0" (4.07 x 3.68)

A double glazed window overlooks the rear aspect. Double glazed doors lead into the conservatory. Multi fuel log burner. Television point. Radiator.

Kitchen/Diner

13'8" x 12'4" (4.17 x 3.76)

A double glazed window overlooks the rear aspect. Fitted with wall and base storage units, sink and drainer with coordinating work surface areas and partly tiled walls. Integrated electric oven

and gas hob with cooker hood above. Space for fridge/freezer and central heating boiler. Two radiators, ceiling spot lights. Stairs leading to the first floor.

Conservatory

10'2" x 9'2" (3.12 x 2.81)

A UPVC conservatory with patio doors to the rear and side. Tiled flooring and power and lighting.

FIRST FLOOR

First Floor Landing

12'2" x 5'8" (3.72 x 1.74)

Storage cupboard. Loft access hatch. Radiator. Ceiling spot lights.

Bedroom One

13'9" x 12'0" (4.20 x 3.68)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Two

11'11" x 7'9" (3.64 x 2.37)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

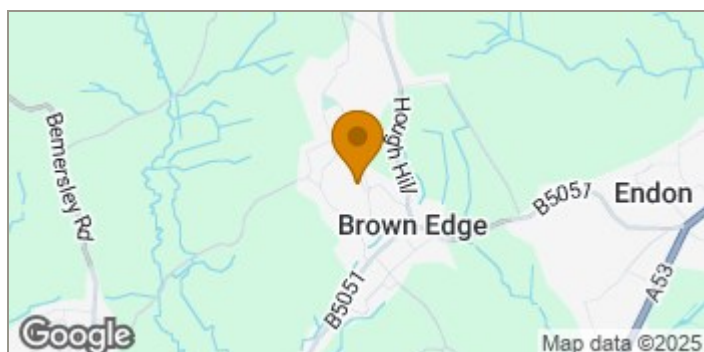
12'9" x 6'6" (3.91 x 1.99)

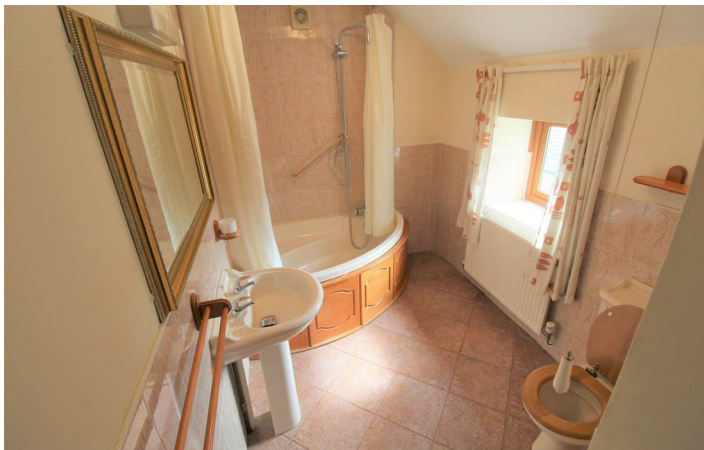
A double glazed window overlooks the side aspect. Fitted with a suite comprising

bath with shower over, low level W.C and wash hand basin. Partly tiled walls and tiled flooring. Radiator.

EXTERIOR

The property benefits from off road parking to the front and to the rear there is a tiered garden with a paved seating area stepped down to a lawned area and flower bed. Green house and garden shed and open views.





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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