



6 Bream Way, Stoke-On-Trent, ST6 7PW

Offers in the region of **£220,000**

"A home isn't a place, it's a feeling" - Cecelia Ahern

This well presented three-bedroom link-detached home offers its new owners an opportunity to start fresh bringing their own dreams a reality and creating everlasting memories. With a garage, driveway, and a generous wraparound garden the property lends itself to a growing family. Inside, the entrance hall leads to a spacious lounge, downstairs WC, and a kitchen/diner. Upstairs features a large front-facing main bedroom, two rear bedrooms, and a family bathroom. The private rear garden, with mature trees, offers space and seclusion.

CALL US TODAY TO ARRANGE A VIEWING 9AM UNTIL 9PM MONDAY - SUNDAY!

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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Denise White Agent Comments



This attractive three-bedroom link-detached home offers well-presented living space, a garage, and a driveway, all within easy reach of local amenities.

Upon entering, you are welcomed into a bright entrance hallway, with the spacious lounge to your right – perfect for relaxing or entertaining. The hallway also gives access to a downstairs WC and a good-sized kitchen/diner, ideal for family meals and gatherings.

Upstairs, the main bedroom is generously proportioned and enjoys a front-facing aspect. Bedrooms two and three overlook the rear garden, while the family bathroom completes the first-floor layout.

Outside, the property boasts a good-sized rear garden that wraps around to the side, offering additional space and flexibility. Mature trees provide extra privacy.

This home is perfect for families or anyone seeking a balance of space, comfort, and convenience.

Entrance Hallway



LVT (Luxury Vinyl Tiles) flooring. Wall mounted radiator. Access to lounge. Access to kitchen. Stair access leading to 1st floor accommodation. Ceiling light.

Lounge

16'5" x 11'3" (5.02 x 3.45)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Fireplace. Ceiling light.

WC

6'2" x 5'1" (1.88 x 1.55)



LVT (Luxury Vinyl Tiles) flooring. WC. Wash and basin. Obscured window. Ceiling light.

Bedroom One

16'5" x 11'4" (5.02 x 3.47)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Kitchen Diner

16'5" x 10'11" (5.02 x 3.34)



LVT (Luxury Vinyl Tiles) flooring. Wall mounted radiator. Range of wall and base units. Plumbing for washing machine. Integrated Bosch oven. Gas hob. Space for fridge freezer. UPVC double glazed window to the rear aspect. Access to outside. Ceiling lights.

Bedroom Two

10'5" x 7'11" (3.20 x 2.42)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

First Floor Landing

Fitted carpet. Obscured window. Ceiling light. Loft access.

Bedroom Three

9'10" x 8'2" max (3.01 x 2.49 max)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to rear aspect. Ceiling light.

Bathroom

8'9" x 5'6" max (2.69 x 1.69 max)



Vinyl flooring. Wall mounted radiator. Pedestal style wash and basin. WC. Bath tub with shower attachment and rain style shower. Obscured double glazed window. Ceiling light.

Garage

18'10" x 7'1" min (5.75 x 2.17 min)

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke-On-Trent C

No chain involved with the sale

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent

"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Property To Sell Or Rent?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Will Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Need A Mortgage Advisor?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

We Won!!!

Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Anti-Money Laundering & ID Checks

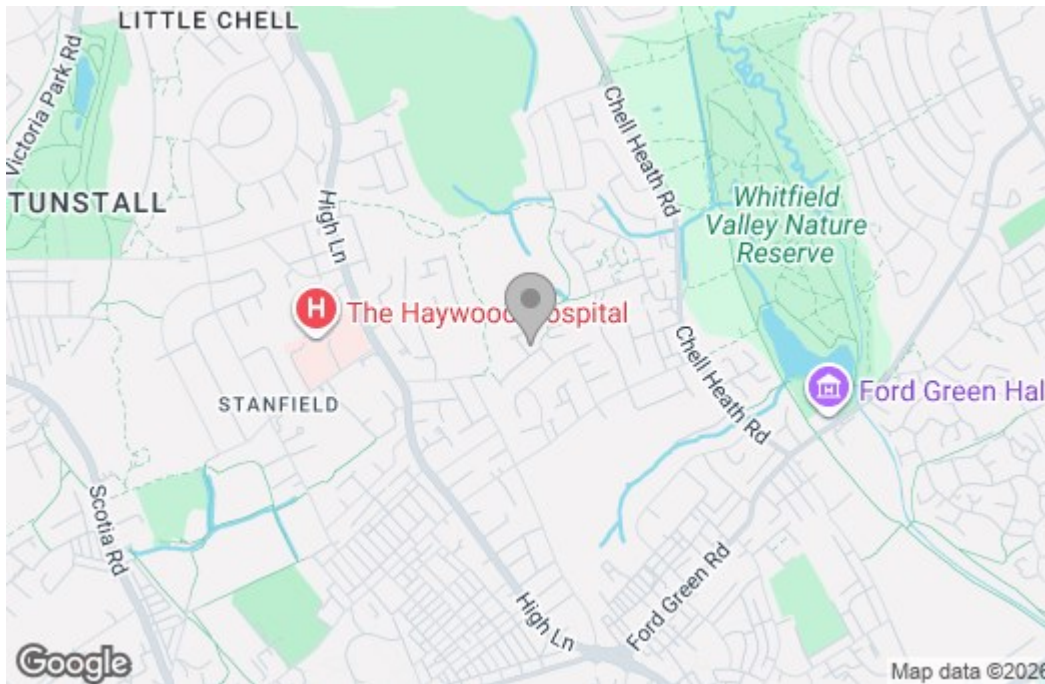
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

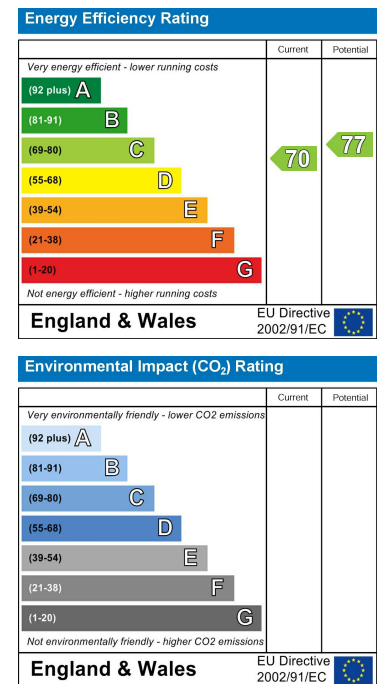


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.