



North View, Black Lane,  
Whiston

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## North View, Black Lane

Whiston

Staffordshire, ST10 2HZ

- This characterful three bedroom end of a row of three cottages is located in the highly sought after village of Whiston offering easy access to the market towns of Leek and Cheadle.
  - The property offers very well presented accommodation benefitting from double glazing and gas fired central heating.
- The property briefly comprises: Entrance Hall, Lounge, Breakfast Kitchen, Family Bathroom, Utility Room and Rear Porch to the ground floor. Landing Area, Three Bedrooms and W.c. to the first floor.
- The property has a good sized rear garden area laid mainly to lawn with paved patio area.
- A superbly appointed country cottage of which an internal inspection is essential.



Offers in the region of: £275,000



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Leek Office - 01538 383344



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# Accommodation

## Entrance Hall

Stairs off. Radiator. Tiled floor.

## Lounge 12'10" x 10'11" (3.91m x 3.33m)

Multi fuel log burner. Radiator.

## Breakfast Kitchen 13'0" x 11'1" (3.96m x 3.38m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Gas cooker point. Extractor unit. Tiled floor. Pantry off. Plumbing point.

## Utility Room 9'6" x 5'11" (2.90m x 1.80m)

Base units. Plumbing point. Stainless steel sink unit with mixer tap. Tiled floor.

## Bathroom 7'7" x 6'2" (2.31m x 1.88m)

Bath. Shower cubicle. W.c. Wash basin. Tiled floor. Tiled walls. Heated towel rail. Spotlights.

## Rear Porch

Tiled floor. Rear door. Storage room off housing central heating boiler.

## Landing Area

Loft access.

## Bedroom 13'0" x 9'1" (3.96m x 2.77m)

Radiator. Fitted wardrobes.

## Bedroom 13'0" x 10'11" (3.96m x 3.33m)

Radiator. Storage cupboard. Fire place.

## Bedroom 11'3" x 9'8" (3.43m x 2.95m)

Radiator.

## WC

W.c. Wash basin.







### Outside

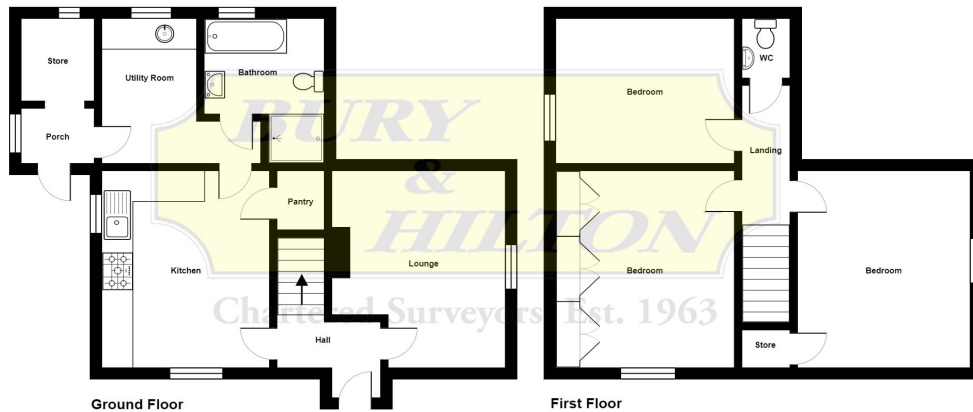
A good sized rear garden area laid mainly to lawn with paved patio area.

### Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.



**Council Tax Band & EPC Rating:** B & D

### Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.

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