



STANLEY ROAD

STOCKTON BROOK

 **BURY & HILTON**  
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**Lock House**  
Stanley Road  
Stockton Brook  
ST9 9LJ

This detached property is delightfully situated in a highly sought after area fronting onto the Caldon Canal, being well placed for travelling into the Potteries conurbation and its associate employment centres or towards the market town of Leek.

The property itself, as its name suggests, was formerly a lock keepers cottage constructed we understand in the late 18th century and is Grade II listed. It provides good sized three bedroomed accommodation and has considerable character. It also enjoys the benefit of gas central heating and is situated on a good sized plot with extensive gardens.

Inspection is most strongly recommended.

**Offers in the region of : £350,000**



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Council Tax 'C'



Leek Office - 01538 383344



leek@buryandhilton.co.uk







# ACCOMMODATION

## Entrance Porch

Leading to:-

## Living Kitchen 21'9" x 12'0" (6.63m x 3.66m)

With the kitchen area being fully fitted with a comprehensive range of units consisting of stainless steel sink unit, base units, working surfaces and wall cupboards and incorporating a split level cooker together with integrated dishwasher. Wall mounted gas central heating boiler. Solid fuel stove in the living area inset in wooden surround with feature brick chimney breast. Parquet flooring. Two radiators. Exposed beams to ceiling.

## Rear Porch

Tiled floor

## Utility Room 8'7" x 6'0" (2.62m x 1.83m)

With stainless steel sink unit. Wooden working surfaces. Plumbing for automatic washing machine. Low level WC. Radiator.

## Sitting Room 12'0" x 9'1" (3.66m x 2.77m)

Radiator. Fitted carpet.

## Inner Hall

Radiator. Fitted carpet.

## Study 8'5" x 7'1" (2.57m x 2.16m)

Timber clad walls. Fitted shelving. Radiator.

## Stairs to Landing

Fitted carpet. Linen cupboard off.

## Bedroom One 12'2" x 9'3" (3.71m x 2.82m)

Radiator. Exposed wooden flooring.

## Bedroom Two 10'9" x 8'3" (3.28m x 2.51m)

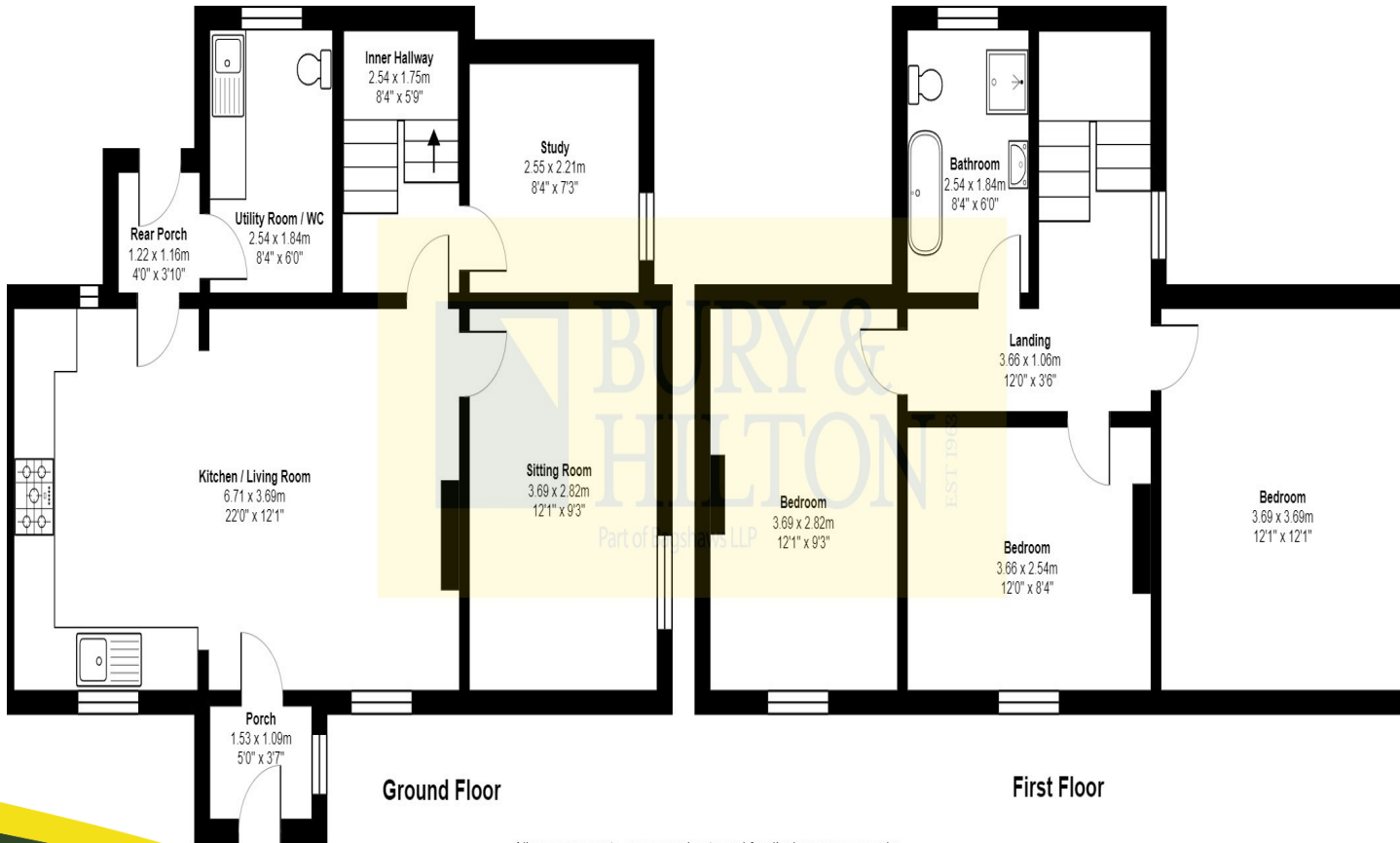
With radiator. Exposed wooden flooring. Fitted wardrobes.

## Bedroom Three 9'3" x 12'2" (2.82m x 3.71m)

Two radiators. Exposed wooden flooring.

## Bathroom

With suite comprising freestanding bath, wash hand basin, WC and shower cubicle. Fully tiled walls. Radiator. Electric towel rail.



All measurements are approximate and for display purposes only

### Outside

Good sized gardens to front, side and rear with range of OUTBUILDINGS consisting of:- Brick store, Greenhouse. Two timber sheds

### Services

We understand all mains services are connected.

Gas central heating.

### Viewing

By prior appointment through the Agents.

### 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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

**T** : 01538 383344

**E** : leek@buryandhilton.co.uk

**www.buryandhilton.co.uk**

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