



Spragg House, 46 Spragg House Lane

Norton



**BURY &
HILTON**
EST 1963
Part of Bagshaws LLP

Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

Spragg House, 46 Spragg House Lane

Norton

Stoke on Trent ST6 8DX

Bury & Hilton are pleased to offer to the market this substantial six bedroom detached property that dates back to 1747 and occupies an exceptionally large plot.

Requires updating and improvement throughout, but offers an enormous amount of potential for someone to put their own stamp on the property.

Located in close proximity to shops, schools and amenities and offering good road links to the city centre and the A500.

The accommodation is arranged over three floors and briefly comprises: Entrance Hall with access to the cellar, Living Room, Dining Room and Kitchen / Diner to the ground floor. Landing Area, Four Bedrooms, Bathroom and W.c to the first floor. Landing Area and Two Bedrooms are located on the top floor.

The property is approached through double gates which lead to a driveway that provides off road parking for a large number of vehicles and a lawned garden area.

Rear garden area, detached single garage / workshop and two useful outbuildings.

Offers in the region of: £375,000



6



2



1



G



Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &
HILTON**
EST. 1979





Accommodation

Entrance Hall

Stairs off. Tiled floor. Access to cellar.

Living Room 17' x 13'11" (5.18m x 4.24m)

Fire place.

Lounge 16'10" x 14' (5.13m x 4.27m)

Gas fire.

Kitchen 12' x 16'2" (3.66m x 4.93m)

Wall and base units. Stainless steel sink unit with drainer. Rayburn cooker. Cooker point. Plumbing point. Rear door. Pantry off

Landing Area

Stairs off.

Bedroom 6'6" x 9'11" (1.99m x 3.03m)

Bedroom 16'5" x 11'9" (5.00m x 3.58m)

Electric heater. Wash basin.

Bathroom 11'2" x 7'6" (3.40m x 2.29m)

Bath. Wash basin.

WC

Bedroom 16'11" x 14' (5.16m x 4.27m)

Wood flooring.

Bedroom 14'4" x 17' (4.37m x 5.18m)

Window to front

Landing Area

Access to:

Bedroom 14'6" x 10'10" (4.37m x 3.30m)

Window to side.





Bedroom 14'2 x 10'11 (4.32m x 3.33m)
Window to side.

Outside

The property is approached through double gates which lead to a driveway that provides off road parking for a large number of vehicles and a lawned garden area. Rear garden area, detached single garage / workshop and two useful outbuildings. Outbuilding (13'8 x 11'2) with power and lighting. Outbuilding (13'7 x 4'3). WC.

Council Tax Band & EPC Rating: Band E & G

Viewing

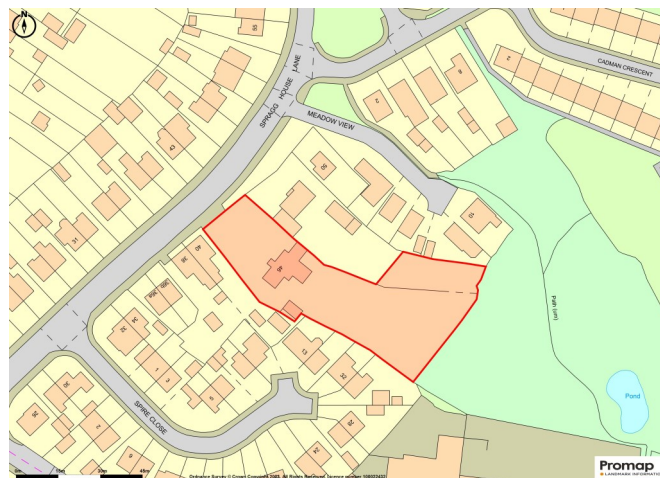
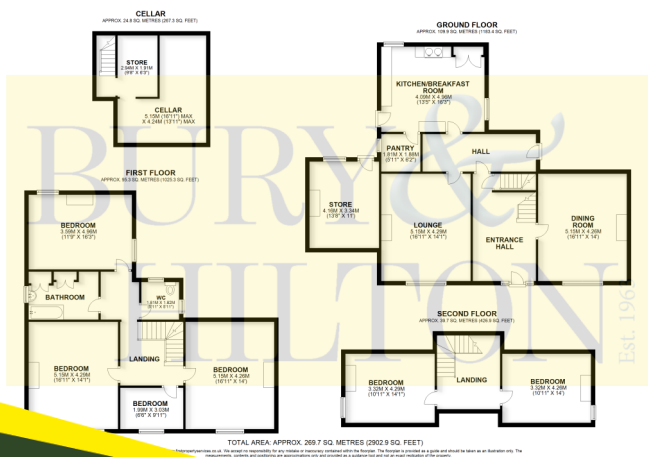
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

Method of Sale

This property is to be sold by Private Treaty

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 : info@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Offices in:

Ashbourne	01335 342201
Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Penkridge	01785 716600

