



# Middle Cottage

Hollington



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

## Middle Cottage

Quarry Bank, Hollington  
Staffordshire, ST10 4HQ

- ◆ This mid-row stone built cottage has been extended at the rear and is situated in an elevated position in this popular rural village and enjoys superb open rural views to the front plus the added advantage of a separate front garden plot.
- ◆ The property benefits from Upvc double glazing, electric heating with underfloor heating in the Living Room and occupies a delightful position and has been upgraded and improved to an excellent standard by the current vendors and has been utilised as an Airbnb.
- ◆ Briefly comprises: Storm Porch, Living Room, Inner Hall, Dining Area and Kitchen. Stairs leading to the first floor with Two Bedrooms and Bathroom.
- ◆ Outside to the rear is a small yard. At the front is a gravelled garden / sitting area with shrubs plus a block paved parking area.
- ◆ A footway access gives access to a front garden plot with frontage onto Quarry Bank.
  - ◆ Offered with No Upward Chain involved.

**Offers in the region of: £240,000**



2



1



1



E



Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &  
HILTON**  
EST. 1984





## Accommodation

### Entrance Porch

Tiled floor. Access to:

### Living Room 12'4 x 11'9 (3.76m x 3.58m)

Log burner. Electric heater. Underfloor heating.

### Kitchen 19'3 x 12'11 (5.87m x 3.94m)

Wall and base units. Ceramic sink unit with mixer tap. Gas hob and extractor unit above. Electric oven. Plumbing point. Rear door. Tiled floor. Stairs off. Electric heater.

### Landing Area

Loft access.

### Bedroom 12'11" x 11'8" (3.94m x 3.56m)

Electric heater. Feature fire place.

### Bedroom 10'10 x 9'11 (3.30m x 3.02m)

Electric heater.

### Bathroom 8'6 x 4'8 (2.59m x 1.42m)

Bath with shower over. W.c. Wash basin. Heated towel rail. Airing cupboard.

### Outside

Outside to the rear is a small yard. At the front is a gravel garden area with shrubs plus a small tarmac parking area. A footway access gives access to a front garden plot with frontage onto Quarry Bank.

### Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

**EPC Rating: E**





### Viewing

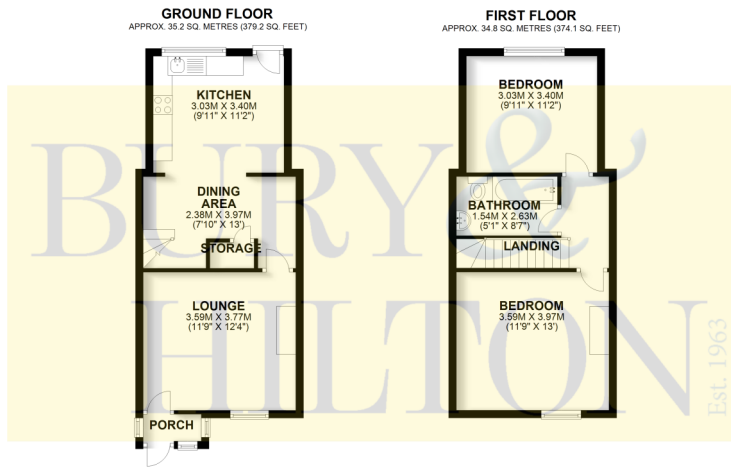
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

### 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](http://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
Uttoxeter	01889 562811