



23 High Street
Ipstones



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

23 High Street
Ipstones
Staffordshire, ST10 2LU

- This end of row terrace cottage has been tastefully updated to an excellent standard over recent years and is situated right in the heart of the ever popular Staffordshire Moorland village of Ipstones.
 - Convenient position for local amenities and backs onto open fields.
- The village of Ipstones offers a good range of local facilities including Post Office and convenience shop, farm Shop, community cafe, primary school, pre-school nursery and 3 public houses.
- The market town of Leek lies about 7 miles to the west and with Ashbourne about 12 miles to the east they offer between them an excellent range of shopping and recreational facilities.
- The property is well placed for commuting, being accessible for the A50 and M6 Motorway. Whilst Manchester is about a one hour drive away and Main line Railway Connections are available at Stoke-on-Trent and Macclesfield.
 - Benefiting from Upvc double glazing and gas fired central heating.
- Living Room and Kitchen to the ground floor. Landing Area, Two good sized Bedrooms and Bathroom to the first floor.
- Rear yard / sitting area with useful outside storage shed with power, lighting and plumbing. Backing into fields. Access to front.
- May be of interest to those looking for a second home or as an Airbnb option.
 - Offered For Sale with No Upward Chain involved.

Offers in the region of: £179,500



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Leek Office - 01538 383344



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**BURY &
HILTON**
EST. 1984





Accommodation

Living Room 12'8 x 12'7 (3.86m x 3.84m)
Radiator. Gas fire.

Kitchen 11'7 x 9'3 (3.53m x 2.82m)
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Cooker point. Spotlights. Tiled floor. Rear door. Radiator. Breakfast bar. Stairs off. Understairs storage.

Landing Area
Radiator. Loft access.

Bedroom 15'7 x 11'10 (4.75m x 3.61m)
Radiator.

Bedroom 9'1 x 9'2 (2.77m x 2.79m)
Radiator. Laminate flooring.

Bathroom 9'3 x 5'8 (2.82m x 1.73m)
P-shape bath with shower over. W.c. Wash basin. Radiator. Storage cupboard. Spotlights.

Outside
Rear yard / sitting area with useful outside storage shed with power, lighting and plumbing. Backing into fields. Access to front.

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

Council Tax Band & EPC Rating: Band A & C





Viewing

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

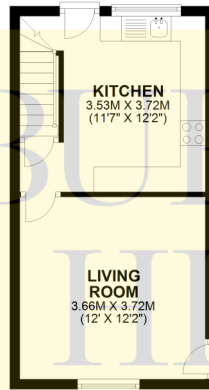
Method of Sale

This property is to be sold by Private Treaty

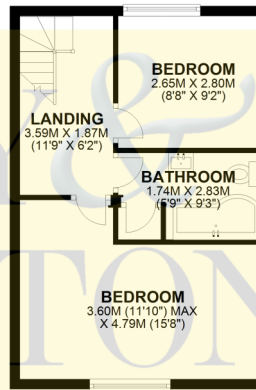
Agents Note;

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.

GROUND FLOOR
APPROX. 27.1 SQ. METRES (291.9 SQ. FEET)



FIRST FLOOR
APPROX. 34.8 SQ. METRES (374.9 SQ. FEET)



TOTAL AREA: APPROX. 62.0 SQ. METRES (666.8 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



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