



Wayside, Stanways Lane

Biddulph Moor



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

Wayside, Stanways Lane

Biddulph Moor
Staffordshire, ST8 7LD

This semi-detached property is delightfully situated in a highly sought after rural location and occupies a plot of just under one quarter of an acre.

The property itself provides reasonable sized accommodation with two reception rooms, kitchen, three bedrooms and bathroom and enjoys the benefit of central heating.

It offers the opportunity to purchase a pleasantly located rural property with potential to improve and extend if required, subject to the necessary planning consents.



Offers in the region of: £280,000



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TBA



Leek Office - 01538 383344



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**BURY &
HILTON**
EST. 1978



Accommodation

Entrance Hall

Radiator.

Living Room 12'1 x 11'10 (3.68m x 3.61m)

Open fire. Radiator.

Bedroom 11'11 x 9'4 (3.63m x 2.84m)

Radiator. Fitted wardrobes with radiator.

Kitchen 12'2 x 10'10 (3.71m x 3.30m)

Wall and base units. Sink unit with drainer, rinsing bowl and mixer tap. Cooker point. Plumbing point. Stairs off. Radiator. cupboard housing central heating boiler. Access to:

Conservatory 7' x 11'3 (2.13m x 3.43m)

Radiator. Tiled floor. Side doors.

Dining Room 10'11 x 10'1 (3.33m x 3.07m)

Radiator.

Bathroom

Bath with shower over. W.c. Wash basin. Radiator.

First floor:

Bedroom 16'2 x 15'3 (4.93m x 4.65m)

Radiator. W.c & wash basin off.

Bedroom 15'3 x 8'7 (4.65m x 2.62m)

Radiator.

Outside

Gravelled drive. Extensive gardens to front and rear.

Agent's Notes

We understand the property is on septic tank drainage. The plot amounts to 0.239 of an acre.





Tenure & Possession

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

Council Tax Band & EPC Rating: Band D & TBA

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.



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