



27 Church Lane  
Stoke-On-Trent



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

27 Church Lane  
Stoke-On-Trent  
Staffordshire, ST10 2LD



\* An outstanding three bedroom detached property situated in the highly sought after village of Ipstones.  
\* The property offers very spacious accommodation that is ideal for family occupation.  
\* Benefiting from Upvc double glazing and underfloor heating, the property briefly comprises: Entrance Hall, Living Room, Sitting Room / Fourth Bedroom, Kitchen / Diner, Utility Room and W.c to

Per Calendar Month  
£1,500 Per Calendar Month

Staffordshire - 01538 383344

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**Entrance Hall**

Stairs off. Spotlights. Understairs storage. Tiled floor.

**Living Room**

13' x 13'

Log burner. Tiled floor. Feature bi-fold doors to dining area.

**Sitting Room / Fourth Bedroom**

11'2 x 9'3

Tiled floor.

**Kitchen / Diner**

26'5 x 9'8

Extensive range of wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Electric hob and oven and extractor unit above. Integrated dishwasher. Spotlights. Tiled floor. Sliding doors to rear. Feature bi-fold doors to living room.

**Utility Room**

6'1 x 9'9

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Tiled floor. Side door. Spotlights.

**W.c**

6'1 x 3'2

W.c. Wash basin with storage unit below. Tiled floor. Spotlights.

**Landing Area**

Loft access. Sky lights.

**Master Bedroom**

16'1 x 13'

Radiator.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Agents Notes**

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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