



# Laburnum Cottage

Longsdon



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## Laburnum Cottage

Leek Road, Longsdon  
Staffordshire, ST9 9QF

This detached cottage is located in what is a sought after semi-rural location at Longsdon, bordering open fields to the side. The property is well placed for travelling into the market town of Leek (approx 2 miles) or towards the Potteries conurbation (approx. 8 miles).

The property itself is in need of renovation and improvement, but provides reasonable sized two double bedroomed accommodation.

Externally a driveway and garage provide off road parking facilities and there are gardens to front and rear.

This is a property with good potential for improvement and could be of interest to those requiring a renovation project or for speculators.

**Offers in the region of: £230,000**



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Leek Office - 01538 383344



[info@buryandhilton.co.uk](mailto:info@buryandhilton.co.uk)







## Accommodation

### Entrance Hall

Radiator.

### Lounge 13'11 x 10'10 (4.24m x 3.30m)

With electric stove inset in brick fireplace and chimney breast. Patio windows to rear.

### Dining Room 13'9 x 10'10 (4.19m x 3.30m)

Radiator.

### Kitchen 11'1 x 8'11 (3.38m x 2.72m)

With range of fitted units. Tiled flooring.

### Rear Porch

Radiator.

### Toilet

With WC and wash basin.

### Stairs to Landing

### Bedroom One 13'10 x 9'10 (4.22m x 3.00m)

Radiator

### Bedroom Two 11'10 x 10'8 (3.61m x 3.25m)

Fitted wardrobes. Radiator.

### Bathroom

With suite comprising bath with shower fitment over, wash basin and WC. Heated towel rail

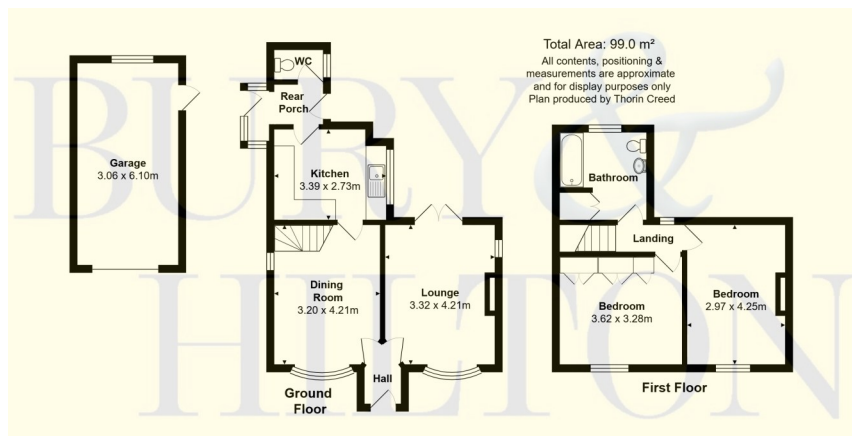
### Outside

Driveway provides off road parking and leads to a DETACHED SECTIONAL GARAGE.

Small front garden.

Enclosed rear yard and rear garden area.





### Services

Mains electricity, water and gas.  
Gas central heating.

### Tenure & Possession

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

**Council Tax Band & EPC Rating:** Band E & D

### 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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