



Sutherland Road

Longsdon



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Holly Grange
Sutherland Road
Longsdon, Staffordshire
ST9 9QD

- * This substantial three bedroom semi-detached period property is located in a highly sought after and well regarded semi-rural area at Longsdon.
- * The property enjoys a superb outlook to the rear over adjoining fields and a well stocked and maintained lawned garden area.
- * Conveniently located between Leek and the Potteries, Longsdon offers good road links and picturesque country walks via the Caldon canal.
- * Detached garage / workshop and driveway providing off street parking and a useful outside store.
 - * The property offers excellent family sized accommodation and briefly comprises: Entrance Hall with feature tiled floor, Lounge, Living Room, Dining Kitchen, Walk-in Pantry,
- Rear Hall and W.c to the ground floor. Landing Area, Three Bedrooms, Bathroom and Shower Room to the first floor.
- * The property benefits from majority double glazing and gas fired central heating.
- * An internal inspection comes highly recommended to appreciate the accommodation on offer and the properties fabulous position.
 - * Offered For Sale with No Upward Chain involved.

Offers in the region of : £420,000



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Leek Office - 01538 383344



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Accommodation

Entrance Hall

Feature tiled floor. Stairs off. Coving. Radiator.

Living room

Bay window. Coving. Gas fire with feature surround. Radiator.

Lounge

Radiator. Open fire with feature surround. Coving. Wood flooring. Understairs storage.

Dining kitchen

Range of fitted wall and base units. Sink unit with drainer, rinsing bowl and mixer tap. Cooker point. Tiled floor. Storage cupboard. Spotlights. Plumbing point. Feature lantern style roof window. Rayburn.

Walk-in Pantry

Tiled floor. Power and lighting. Shelving.

Rear Hall

Rear door. Storage cupboard.

W.C.

W.c. Wash basin. Heated towel rail. Tiled floor.

Stairs to landing

Feature window to side. Radiator. Coving. Loft access with pull down ladder.

Bedroom

Radiator. Fitted wardrobes with bed surround and dressing table. Coving.

Bedroom

Feature fire place.

Bedroom

Window to front.

Bathroom

Bath with feeder shower. W.c. Wash basin with storage unit below. Radiator. Spotlights. Coving. Cupboard housing central heating boiler.

Shower Room

Shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Spotlights. Fitted mirror.

Outside

The property enjoys a superb outlook to the rear over adjoining fields and a well stocked and maintained lawned garden area. Detached garage / workshop and driveway providing off street parking and a paved forecourted area with useful outside store.



Services

Mains water, electricity, gas and private drainage.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Broadband & Mobile Connectivity: The property benefits from fibre-optic broadband and strong mobile coverage; check the website www.ofcom.org.uk for specific connectivity details.

Agents Note:

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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AWAIT FLOORPLAN

Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

Local Authority

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

Method of Sale

The property is offered by Private Treaty

Viewing

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