



11, Chapel Cottage Main Road
Stoke-On-Trent



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

11, Chapel Cottage Main Road

Stoke-On-Trent
ST9 0BH

- * This delightful stone cottage offers deceptively spacious accommodation and boasts the popular village location of Wetley Rocks, ideally positioned for the market towns of Leek & Cheadle and for travelling into The Potteries.
- * The property benefits from double glazing and gas fired central heating.
- * The accommodation is arranged over four levels and briefly comprises: Living Room / Dining Room, Kitchen, a useable Cellar suitable for a number of uses, First Floor Landing Area, Two Bedrooms, Bathroom and Attic Room to the top floor.
- * Enclosed rear decked garden space.
- * An internal inspection of the property comes strongly recommended.
- * The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £165,000



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Leek - 01538 383344



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General Information

Living Room / Dining Room 23'6 x 11'10 (7.16m x 3.61m)
Log burner. Radiator. Stairs off to first floor and cellar.

Kitchen 14'10 x 6' (4.52m x 1.83m)
Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Cooker point. Rear door. Tiled floor. Plumbing point.

Cellar 10'3 x 8'1 (3.12m x 2.46m)
Radiator.

First Floor

Landing Area

Access to:

Bedroom 12'4 x 11'1 (3.76m x 3.38m)
Radiator.

Bedroom 11'1 x 8'11 (3.38m x 2.72m)
Stairs off. Radiator.

Bathroom 8' x 6'2 (2.44m x 1.88m)
Bath with shower over. W.c. Wash basin. Radiator.

Second Floor

Attic Space 14'4 x 11' (4.37m x 3.35m)
Velux window.

Outside

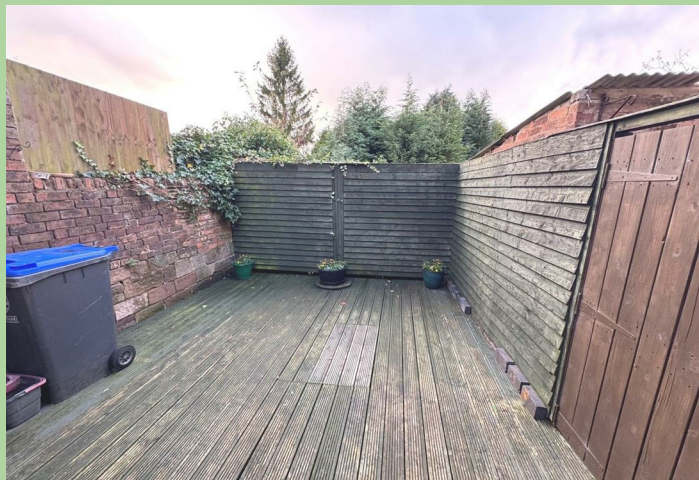
Enclosed rear decked area.

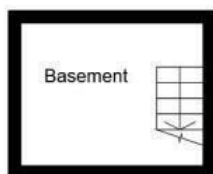
Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

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.

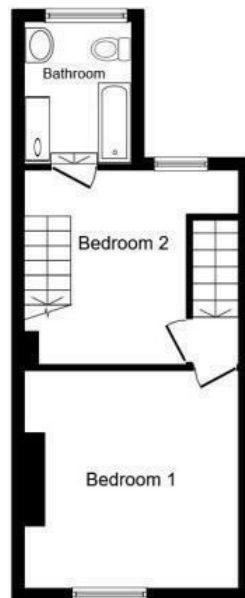




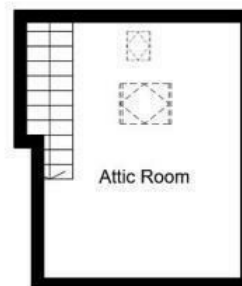
Basement



Ground Floor



First Floor



Attic Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Viewing

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

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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