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44 Wood Street, Stoke-On-Trent, ST7 3PF

£995 PCM

**** A BEAUTIFUL HOME, FIRST TO SEE WILL LET!!! ****

An immensely deceptive three storey character stone cottage with an amazing amount of accommodation which can accommodate family living. Located a stones throw from Mow Cop castle and with views over the Cheshire Plain this home is just perfect for enjoying the rural village lifestyle.

Briefly the property comprises: porch; lounge; kitchen/ breakfast room; dining kitchen; ground floor bathroom; two first floor bedrooms and a larger dormer loft room on the second floor; mature front and rear gardens; large parking bay a short distance from the home.

General

This is a fun and quirky home which is honestly one of the most deceptive properties I have ever seen. The property features a ground floor extension and a second floor dormer loft room has been added. Post transformation the home now boasts a level of accommodation to that more akin to a three bedroom detached home!

The home is cherished by its owners and offered in a redecorated and squeaky clean condition. With its attractive stone elevations, generous gardens, proximity to the Castle folly, views and an abundance of walks from the doorstep, the home will definitely appeal to those attracted to the country village lifestyle! The home offers balanced living and sleeping accommodation with good sized rooms throughout and this opens the home up as a solid consideration for the family marketplace.

At the ground floor you will find an eclectic mix of specification spread amongst generous rooms,. There is a useful large porch, a huge lounge, two kitchen areas set within a central breakfast room with Aga style range and a wash area set within the fun rear dining kitchen which is also part conservatory. The ground floor bathroom is well presented and also features a shower. At the first floor there are two double bedrooms and on the second floor you will be very surprised to find a large dormer loft room too! The gardens are a delight, being mature and full of character. Such is the pleasant setting at both the front and rear of the home, seating terraces have been provided to both areas where you can enjoy the variety of setting. Another big surprise is the huge parking bay allocated to the property which is just a short stroll down the lane. The property is equipped with PVC double glazing and gas central heating.

Porch 4'8" x 4'10" (1.43 x 1.48)

Lounge 16'4" x 10'5" (5 x 3.18)



Kitchen/ Breakfast Room 8'7" x 9'10" (2.63 x 3.02)



Rear Kitchen Area 10'4" x 5'3" (3.16 x 1.62)



Rear Conservatory Sitting/ Dining Area 8'3" x 6'9" (2.52 x 2.08)



First Floor Landing

Bedroom 1 11'10" x 12'0" max (3.62 x 3.67 max)



Bedroom 2 10'5" x 9'6" (3.19 x 2.92)



Second Floor Dormer Loft Room 12'0" x 11'10" max (3.67 x 3.62 max)



Gardens



Parking Bay

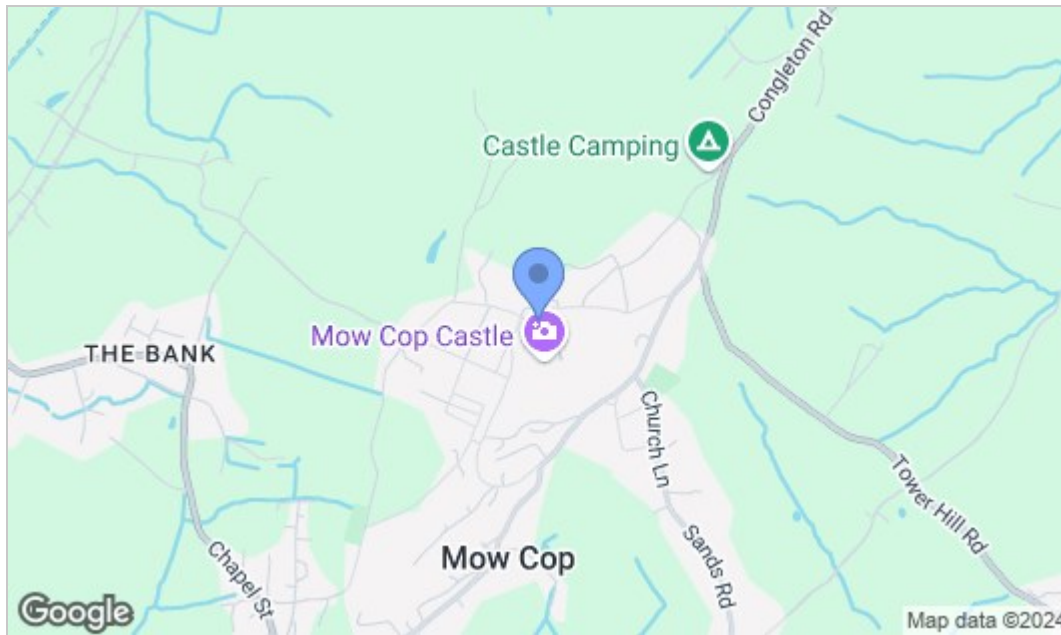


Floor Plan

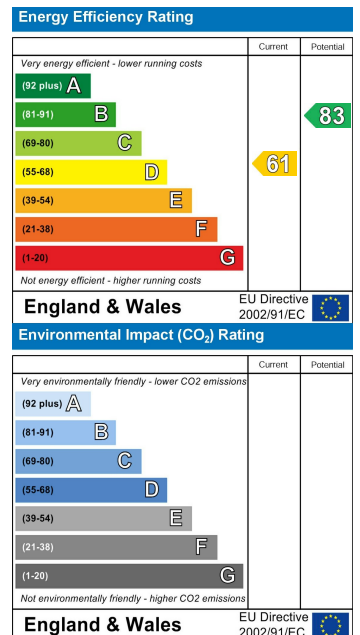


TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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