

£650,000

Platinum Property
Independent Estate



Platinum Property



Cockieshall Lane, Stoke-On-Trent, ST11 9QT

01782 392211
sales@platinumpropertymam.co.uk

Cockieshall Lane, Stoke-On-Trent, ST1 1

****ARE YOU LOOKING FOR A RURAL HAVEN?****

****DO NOT MISS THIS RARE OPPORTUNITY, situated down a QUIET COUNTRY LANE****

****FIVE BEDROOM DETACHED HOUSE in an IDYLIC LOCATION****

****OFFERING SPACIOUS, WELL LAID OUT ACCOMMODATION****

Internally the property comprises of PORCH, ENTRANCE HALL, WC, with white suite, HUGE LOUNGE with dual aspect windows, patio doors, feature fireplace with OPEN FIRE FACILITY, HUB OF THE HOME OPEN PLAN LIVING KITCHEN with a comprehensive range of fitted wall, base & drawer units, including deep pan drawers, space for a range cooker, integrated fridge freezer, integrated dish washer, ISLAND/BREAKFAST BAR, with wine rack and storage, plenty of space for a table and sofas, dual aspect windows, SUNROOM, with French doors leading out onto the rear patio, REAR PORCH, door to DOUBLE GARAGE. First Floor Accommodation offers FIVE DOUBLE BEDROOMS, one with EN-SUITE SHOWER ROOM having white suite including DOUBLE SHOWER, sink & toilet inset into vanity unit, chrome ladder style heated towel rail. There is a MAIN BATHROOM, having white suite, with BATH & SEPARATE SHOWER, ladder style chrome heated towel rail. The property is accessed via double wooden gates leading to a block paved driveway which provides parking for numerous vehicle and gives access to the INTEGRAL DOUBLE GARAGE, which has a manual up & over door, power & lighting. The Property enjoys GARDENS TO THREE SIDES, with OPEN VIEWS over fields to the front & side. The gardens are laid to lawn, with established plants, trees, shrubs, & hedges, there are INDIAN STONE paved patio areas, power for a hot tub, brick built pizza oven and greenhouse. The Village of Fulford has a highly regarded Primary School, Pub Restaurant, Village Hall & plenty Countryside Walks. Amenities & Transport Links are within easy access.

****MUST BE VIEWED TO REALLY APPRECIATE WHAT IS ON OFFER HERE****

Platinum Property
Independent Estate

PORCH

5'11" x 4'6" (1.81m x 1.38m)

ENTRANCE HALL

11'6" x 6'4" (3.53m x 1.95m)

WC

7'8" x 2'11" (2.36m x 0.90m)

LOUNGE

23'11" x 13'3" (7.29m x 4.05m)

OPEN PLAN LIVING DINING KITCHEN

23'11" x 18'11" (7.30m x 5.79m)

REAR PORCH

8'2" x 3'11" (2.50m x 1.20m)

GARDEN ROOM

11'3" x 7'6" (3.45m x 2.29m)

STAIRS & LANDING

25'2" x 8'2" (7.69m x 2.50m)

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

13'3" x 11'11" (4.06m x 3.65m)

EN-SUITE SHOWER ROOM

6'9" x 6'0" (2.08m x 1.84m)

BEDROOM TWO

18'5" x 15'11" (5.63m x 4.86)

BEDROOM THREE

11'6" x 9'9" (3.51m x 2.98m)

BEDROOM FOUR

11'1" x 10'10" (3.40m x 3.32m)

BEDROOM FIVE

11'8" x 8'11" (3.57m x 2.73m)

INTEGRAL DOUBLE GARAGE

19'7" x 16'0" (5.98m x 4.89m)

BATHROOM

10'8" x 5'3" (3.27m x 1.61m)

EXTERIOR

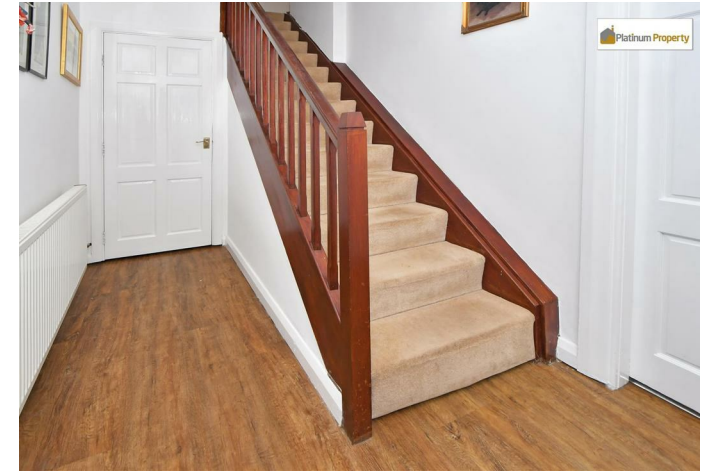
- RURAL LOCATION
- RARE OPPORTUNITY
- DETACHED HOUSE
 - HUGE LOUNGE
- OPEN PLAN LIVING KITCHEN
 - GARDEN ROOM
 - FIVE BEDROOMS
- EN-SUITE SHOWER ROOM
- INTEGRAL DOUBLE GARAGE
 - STUNNING GARDENS



Platinum Property
Independent Estate



Platinum Property
Independent Estate



Platinum Property
Independent Estate



Platinum Property
Independent Estate



Platinum Property
Independent Estate

Floor Plans



Location Map

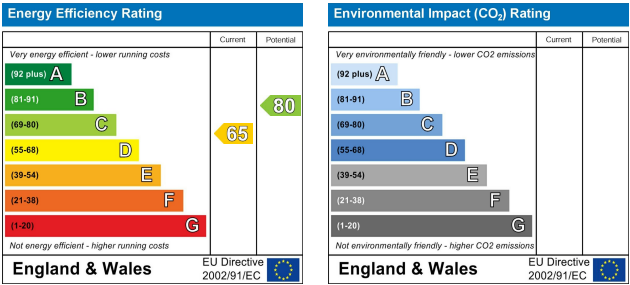


Viewing

Please contact our Stoke-on-Trent Office on 01782 392211 if you wish to arrange a viewing appointment for this property or require further information.

422 Sandon Road, Meir Heath, Stoke-on-Trent, Staffordshire, ST3 7LH
Tel: 01782 392211 Email: sales@platinumpropertymam.co.uk
Website: www.platinumpropertymam.co.uk

Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



AGENTS NOTES

TENURE

Freehold. We cannot comment on any other issues relating to the title or any other legal issues that may affect the property unless we have been made aware of any such matters. Purchasers are recommended to satisfy themselves as to the tenure via their solicitor/legal representative.

SALES PARTICULARS, MEASUREMENTS, PHOTOGRAPHS AND FLOOR PLANS

Whilst every care has been taken, we advise that all measurements have been taken as a guide to prospective purchasers only, and whilst we try to ensure accuracy, these are approximate and not deemed precise. We endeavour to ensure that these sales particulars are accurate and reliable; however, we do advise that they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All photographs (which may have been taken with a nonstandard/wide-angle lens), measurements, floor plans and distances referred to are given as a guide only, to provide an overall impression of the accommodation of the property and should not be relied upon for the purchase of floor coverings, or any other furniture, fixtures or fittings.

FIXTURES & FITTINGS

Nothing written in these sales particulars is intended to indicate that any fixtures or fittings, including floor coverings, curtains/blinds, fittings or furnishings, electrical goods (whether wired or not), gas/electric fires, light fittings, or any other item not mentioned, are included/form part of the property being offered for sale. It is through liaison and agreement between The Seller and The Purchaser that any such agreement be reached.

SERVICES

None of the services, appliances, apparatus or where applicable, central heating systems or specific fittings or integrated appliances have been tested by The Agent. We are unable to comment on their serviceability and no guarantee as to their operating ability or efficiency is given, and no warranty is offered. With regards to any connected mains services, Purchasers are recommended to satisfy themselves of their suitability.

OFFER / PURCHASING PROCEDURE

All offers should be made directly to the selling Agent. This is part of our agreement with The Seller, and should be submitted before contacting a bank, building society or solicitor/legal representative. Any delays whether intentional or not, may result in the property being sold to another person, and survey/legal and other fees may be unnecessarily incurred. We are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements.

FINANCE

An experienced mortgage/financial adviser with access to a wide range of lenders/mortgages is available to discuss your mortgage requirements. We advise that we may receive referral fees from this recommendation.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP THE REPAYMENTS ON YOUR MORTGAGE OR OTHER LOAN SECURED ON IT.

REFERRALS

We can recommend local solicitors/conveyancers. You are not obliged to use these services. We advise that we may receive referral fees from these recommendations.

SURVEYS

We have not carried out a structural survey on the property. If you are considering purchase of a property, it is advised that you do instruct a surveyor.

VIEWING

Strictly by appointment through:-

Platinum Property, 422 Sandon Road, Meir Heath, Stoke-on-Trent, ST3 7LH.

Telephone 01782 39 22 11.

NOTE TO PURCHASERS

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

The copyright of all details, photographs, virtual tours and floorplans remain the possession of Platinum Property.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of any material taken from the website.