

£260,000

Platinum Property  
Independent Estate Agents



Sandon Road, Hilderstone, ST15 8SF

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# Sandon Road, Hilderstone, ST15 8SF

This GRADE II Listed former Coaching Inn is presented to a high standard, being UNIQUE & FULL OF CHARACTER with EXPOSED BEAMS & BRICK FIREPLACES. Located in the VILLAGE of HILDERSTONE. Internal accommodation comprising of LOUNGE, with fireplace housing recessed log burner, DINING ROOM, with stairs leading to the first floor, BREAKFAST KITCHEN, having a range of fitted units, oak effect work surfaces, space for a table, integrated oven & halogen hob, stainless steel extractor over, under counter plumbing & space provision for a washing machine & dishwasher, space provision for a fridge freezer, door out to the exterior of the property. First floor accommodation comprises of TWO DOUBLE BEDROOMS, both with VAULTED CEILINGS & the main bedroom having a feature fireplace, BATHROOM, having white suite, with BATH & SEPARATE SHOWER CUBICLE with rainfall shower. Externally, the rear of the property has steps leading up to a gravel & INDIAN STONE paved patio area, access to a parking area, where there is parking for two vehicles, this is accessed via a right of way over the village hall car park. The REAR GARDEN is a sheer delight, being of EXCELLENT SIZE, which is MOST RARE for a cottage, being laid to lawn, having pathway, established plants, trees & shrubs, space for a shed. Countryside on the doorstep with the convenience of Local Amenities, Transport Links & Schools close by.

**\*\*GAS CENTRAL HEATING\*\***

**DINING ROOM**

15'5"(max) x 7'8"(max) (4.72m(max) x 2.36m(max))

**LOUNGE**

15'5"(max) x 9'10"(max) (4.72m(max) x 3.02m(max))

**BREAKFAST KITCHEN**

13'0"(max) x 9'8"(max) (3.97m(max) x 2.95m(max))

**FIRST FLOOR ACCOMODATION****STAIRS & LANDING**

7'8"(max) x 5'6"(max) (2.36m(max) x 1.68m(max))

**BEDROOM ONE**

15'5"(max) x 9'10"(max) (4.72m(max) x 3.02m(max))

**BEDROOM TWO**

13'0"(max) x 9'8"(max) (3.97m(max) x 2.95m(max))

**BATHROOM**

9'6"(max) x 7'8"(max) (2.90m(max) x 2.34m(max))

**EXTERIOR**

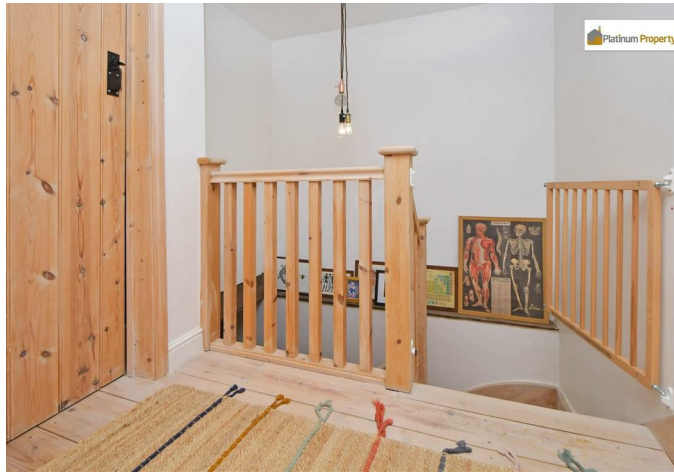
- QUIRKY, UNIQUE & FULL OF CHARACTER
  - EXPOSED BEAMS
  - GRADE II LISTED
  - EXTENDED COTTAGE
  - TWO RECEPTION ROOMS
  - BREAKFAST KITCHEN
  - TWO GOOD SIZE BEDROOMS
- BATHROOM WITH SEPARATE BATH & SHOWER
  - DRIVEWAY
  - LARGE REAR GARDEN





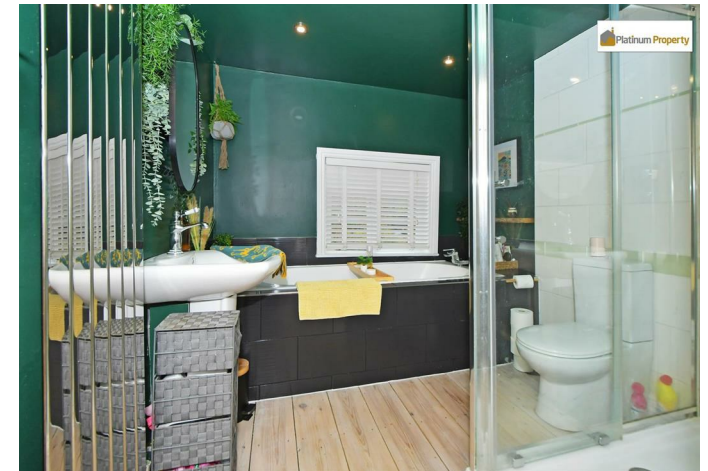
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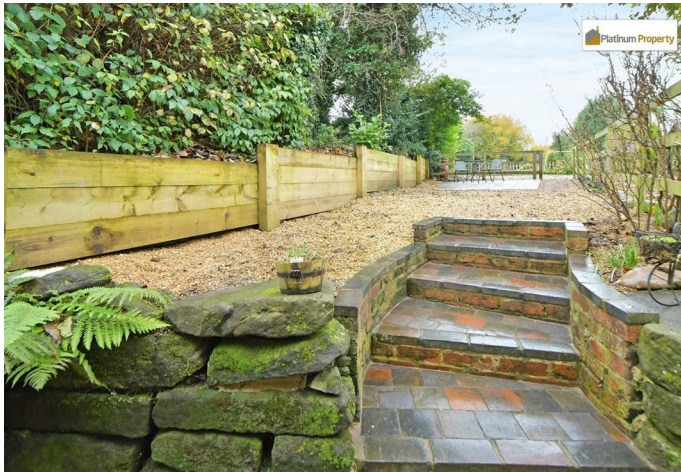
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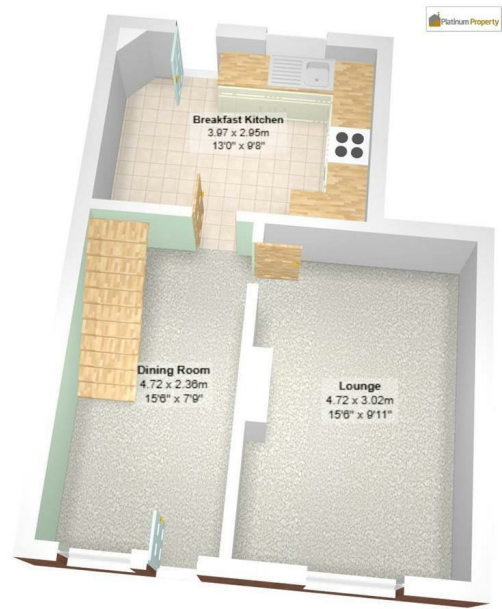




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Floor Plans



Ground Floor

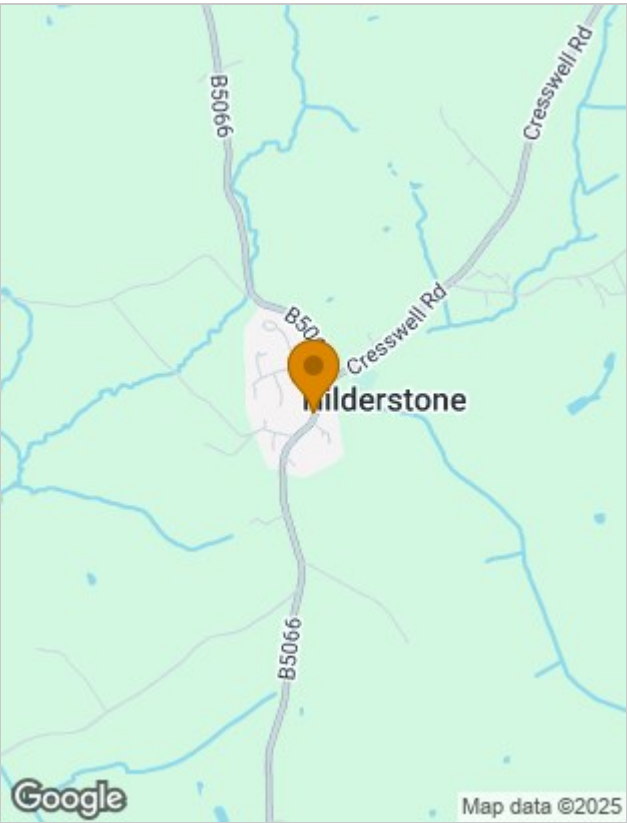
All measurements are approximate and for display purposes only



First Floor

All measurements are approximate and for display purposes only

Location Map

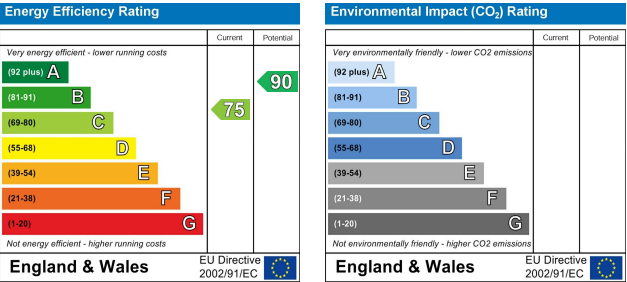


Viewing

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](mailto:sales@platinumpropertymam.co.uk)  
Website: [www.platinumpropertymam.co.uk](http://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. The Sellers are related to an employee of Platinum 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.

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