

# 21 SLEEP COTTAGE

SLEAP | TF6 6HR



**FOR SALE**  
Offers in the Region of  
**£259,000**  
Freehold



- Two Bedroom Semi-Detached Duke of Sutherland Style Cottage
- Superb sized Plot
- Sought After Semi-Rural Location with Great Road Links and Good Local Amenities
- Sitting Room
- Kitchen
- Ground Floor Bathroom
- Entrance Porch/Conservatory
- No Upward Chain
- Gas Central Heating & Part Double Glazing
- Council Tax Band - B



### Mannleys Sales & Lettings

23A Market Street, Wellington,  
Telford, TF1 1DT

01952 245 064

info@mannleysproperty.co.uk  
mannleysproperty.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



This spacious two bedroom semi-detached, Duke of Sutherland style cottage, occupies a good sized plot and offers fantastic potential to refurbish or extend (subject to planning approval). The property is located in this lovely rural location that has great road links and good local amenities. The cottage briefly comprises; entrance porch/conservatory, sitting room with useful walk in store room, kitchen, ground floor bathroom and two good-sized first floor bedrooms, one with walk in dressing room/nursery. The property benefits from a lovely plot with front, side and rear gardens, gas central heating, partial double glazing and has no upward chain. For more details contact Mannleys.



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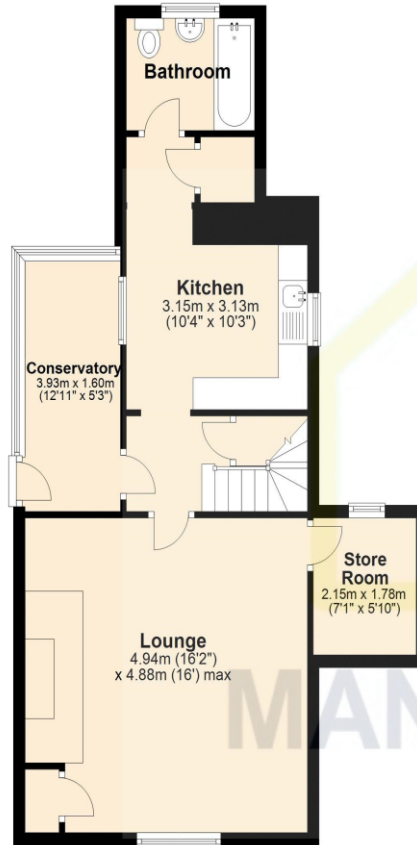
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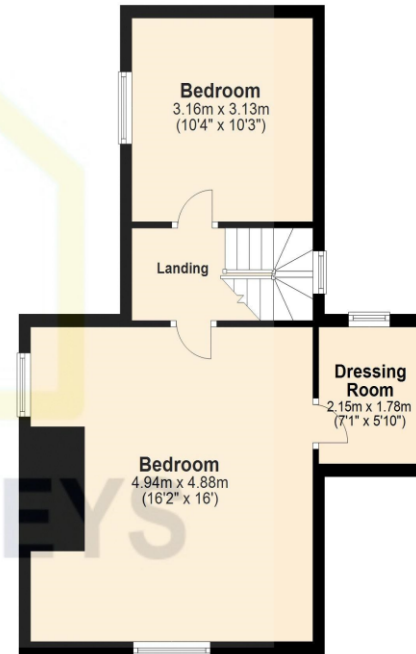
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**Ground Floor**  
Approx. 56.8 sq. metres (611.6 sq. feet)



**First Floor**  
Approx. 43.2 sq. metres (465.1 sq. feet)



Total area: approx. 100.0 sq. metres (1076.7 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the development/apartments/houses. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary.  
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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