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MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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DIRECTIONS

Please Note; The property is located off Green Lane within a one way system and needs to be accessed from Leek Road, turning left onto Green Lane before turning right into Church View Cottages.

ENTRANCE PORCH

Double glazed entrance door, wall mounted central heating boiler, tiled flooring.

LIVING ROOM

14'0" x 10'7" (4.27m x 3.25m)

Double glazed French doors leading to garden, radiator, fireplace with wooden surround, living flame gas fire, marble effect hearth and back, and wood effect flooring



FIRST FLOOR

LANDING

Access to roof void, frosted double glazed window.



BEDROOM ONE

14'0" x 9'10" into robes (4.27m x 3.02m into robes)
Fitted wardrobes, radiator, double glazed window.



BEDROOM TWO

11'6" x 7'4" (3.53m x 2.24m)

Double glazed window, radiator.



BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, part tiled walls, radiator, frosted double glazed window.



EXTERNALLY

To the front of the cottage there is a driveway providing off road parking together with a garden frontage.

The rear of the property offers a good sized garden with patio area, raised borders, timber shed and secondary patio and seating area. Enclosed boundaries.



NOTES

The property is believed to be FREEHOLD, subject to solicitor verification.

Council Tax Band: B

EPC Rating: C



FITTED DINING KITCHEN

14'0" x 11'3" (4.27m x 3.45m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, space for washing machine, space for fridge/freezer, space for dishwasher, fitted oven with four ring gas hob and extractor above, under stairs storage cupboard, stairs to first floor, double glazed window.