



Ivy Cottage Stanley Village, Tompkin Lane, Stanley, Stoke-On-Trent, Offers In Excess Of £350,000

- Stone cottage
- Ceiling beams
- NO CHAIN!
- Kitchen diner
- Electric gates
- Log burner
- EPC rating C

Ivy Cottage Stanley Village, Tompkin Lane, Stoke-On-Trent ST9 9LX

Whittaker and Biggs are pleased to offer to the market this delightful stone cottage, which is nestled in the highly regarded location of Stanley Village and is being sold with no chain.

The property has a cobble stone driveway, fitted with Nice electric gates, a stone walled boundary and gravelled area.

Full of charm, the property is comprised of a sitting room with log burner, dining kitchen and bathroom to the ground floor, whilst to the first floor there are double bedrooms.

The dining kitchen is a light and airy space benefitting from inset ceiling spotlights and ceiling beams.

The bathroom beyond has a white suite complete with remote controlled Aqualisa shower over the bath.

Composite double glazed windows with monkey tail handles are fitted throughout, and the property is warmed by a Baxi combi boiler that is located in the kitchen. An alarm and cameras ensure complete security.

Selling with NO CHAIN! a viewing is highly recommended to appreciate this home's desirable location, beautiful finish and charm throughout.



Council Tax Band: D



Ground Floor

- Size : -

Hallway

Wood glazed door to the frontage, stairs to the first floor. - Size : -

Sitting Room

18'10" x 12'6" Max measurement

Composite double glazed window to the frontage, log burner, slate hearth, 2 x radiators, ceiling beams, wall lights. - Size : - 18' 10" x 12' 6" (5.73m x 3.82m) Max measurement

Kitchen/Diner

20'3" x 8'5" Max measurement

Composite double glazed window to the frontage, composite double glazed window to the side aspect, units to the base and eye level, integral Lamona gas hob, integral Lamona electric fan assisted oven, ceramic sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a freestanding fridge freezer, space for a dining set, built in storage cupboard, radiator, ceiling beams, inset ceiling spotlights. - Size : - 20' 3" x 8' 5" (6.16m x 2.56m) Max measurement

Rear Hall

7'1" x 2'7"

Storage cupboard. - Size : - 7' 1" x 2' 7" (2.17m x 0.78m)

Bathroom

8'10" x 5'5"

Composite double glazed window to the rear, panel bath, brass taps, Aqualisa shower over with remote control, pedestal wash hand basin, brass taps, low level WC, radiator, part tiled. - Size : - 8' 10" x 5' 5" (2.68m x 1.66m)

First Floor

- Size : -

Bedroom One

14'4" x 13'8" Max measurement

Composite double glazed window to the frontage, radiator, inset ceiling spotlights. - Size : - 14' 4" x 13' 8" (4.37m x 4.16m) Max measurement

Bedroom Two

14'3" x 8'8"

Composite double glazed window to the frontage, radiator, ceiling beams, loft access. - Size : - 14' 3" x 8' 8" (4.35m x 2.65m)

Externally

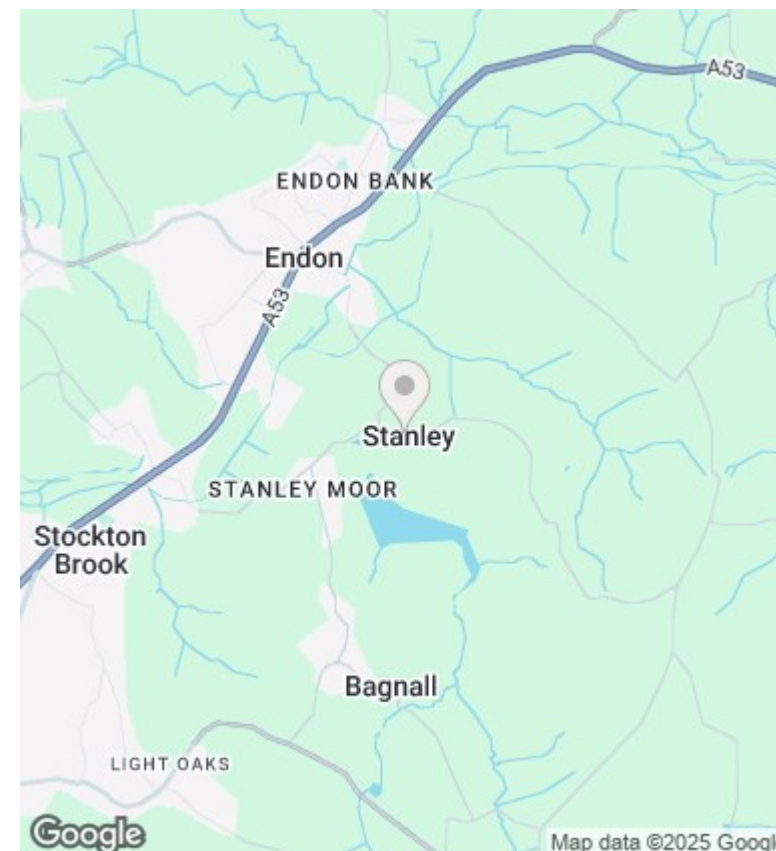
To the frontage, cobblestone drive, area laid to gravel, well stocked borders, wall boundary, electric Nice double gates, electric Nice pedestrian gate with intercom. - Size : -







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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Directions

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrisons supermarket continue straight ahead on to the A53 Newcastle Road. Follow this road out of the town passing through the village of Longsdon and upon entering the village of Endon just after passing the Plough Inn public house on the right hand side, take the next left

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC