

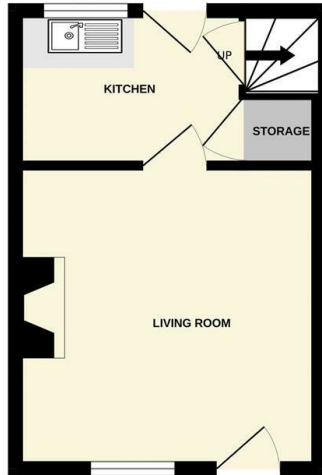


## 42 Church Lane, Ipstones, Stoke-On-Trent, Staffordshire, Offers In The Region Of £150,000

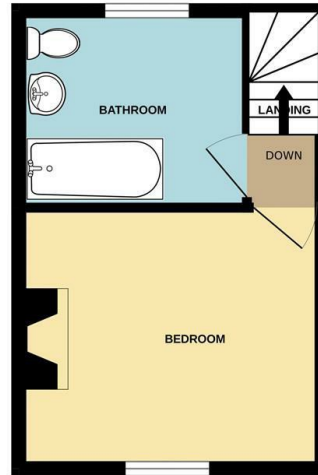
- One bedroom terrace cottage
- Excellent rural views to the rear
- Renovation project with lots of potential
- Brick outhouses
- Semi-rural location
- NO CHAIN



GROUND FLOOR  
209 sq.ft. (19.4 sq.m.) approx.



1ST FLOOR  
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA: 417 sq.ft. (38.7 sq.m.) approx.  
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.  
Made with Metropix ©2025



## Directions

From our Derby Street, Leek, offices take the A523 Ashbourne Road out of the town. follow this road for approximately four miles passing through the village of Bradnop. Upon reaching the crossroads at Bottomhouse turn right into the B5053 signposted Ipstones. Continue along this road for approximately two miles into the village taking the first right into Church Lane. Follow this road for a short distance where the property is then situated on the right hand

## Viewings

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

## Council Tax Band

A

## EPC Rating:

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