



Nightjar Cottage, Leigh, Stoke-On-Trent. ST10 4PY

welcome to

Nightjar Cottage, Leigh, Stoke-On-Trent

BAGSHAWS RESIDENTIAL ARE DELIGHTED TO LAUNCH THIS COTTAGE TOGETHER WITH FURTHER COTTAGES AND FARMHOUSE BY SEPARATE NEGOTIATION - CALL US ON 01889 567567 FOR DETAILS.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

Access to the property is gained via:

Entrance Door:

Leading into:

Kitchen Diner:

18' 5" x 9' (5.61m x 2.74m)

A fitted kitchen comprising sink and drainer set in a base unit; further base, drawer and wall units; complementary work surface; integrated washing machine and dishwasher; double oven with hob; complementary wall and floor tiling; window to the front and elevation; built in wooden seat; door leading to the rear garden; door leading into:

Lounge:

17' 4" max x 13' 2" max (5.28m max x 4.01m max)

Having feature brick fireplace; exposed beams; tiled flooring; window; stairs to the first floor accommodation; storage cupboard; door to the front elevation; door leading into:

Hallway:

With cupboard housing the central heating boiler; doors off to:

Bedroom:

10' 10" x 9' 9" (3.30m x 2.97m)

Having wood effect flooring; window; central heating radiator.

Bathroom:

Having bath with wall mounted shower over; wash hand basin; low level wc; complementary wall and floor tiling; window.

Stairs From Lounge:

Leading to:

First Floor Landing:

With storage cupboard; doors off to:

Bedroom:

12' 2" x 11' (3.71m x 3.35m)

Part restricted head height. Having storage; wood effect flooring; sky light window; exposed beams.

Bedroom:

15' 2" into alcove x 10' 3" (4.62m into alcove x 3.12m)

Part restricted head height. Having storage; wood effect flooring; sky light window; exposed beams.

Bathroom:

Part restricted head height. With bath; wash hand basin; low level wc; sky light window; complementary tiling; wood effect flooring; exposed beams; storage cupboard; heated towel rail.

Rear Garden:

Being mainly laid to lawn with patio and further patio seating area with pergola and tree and shrub plantings with hedge boundaries.

Please Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

A Management Company will be set up once all properties have completed.

We understand two car parking spaces in the courtyard will be assigned to this property.

Photographs may have been taken using a wide angle lens. Council Tax Band tbc



view this property online bagshawsresidential.co.uk/Property/UTR109651



welcome to

Nightjar Cottage, Leigh, Stoke-On-Trent

- Cottage with further Cottages and Farmhouse by Separate Negotiation
- Currently ran as Successful Holiday Cottages with Change of Use to Residential Dwelling
- Three Bedrooms. Two Bathrooms
- Kitchen Diner. Lounge
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: Deleted

offers over

£275.000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109651



Property Ref:
UTR109651 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01889 567567



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



bagshawsresidential.co.uk