



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

welcome to

Moorhen 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.



Ground Floor



First Floor

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.focalagent.com

Access to the property is gained via:

Entrance Door:

Leading into:

Breakfast Kitchen:

18' x 10' 8" (5.49m x 3.25m)

A fitted kitchen comprising one and a half bowl stainless steel sink and drainer set in a base unit; further base, drawer and wall units; complementary work surface; breakfast bar; double oven with hob; tiled flooring; exposed beams; windows to the front and rear elevations; stairs to the first floor accommodation; understairs storage; door leading to the rear garden; door into lobby; door leading into:

Lounge Diner:

18' 1" x 17' 6" (5.51m x 5.33m)

Having wood flooring; two sets of French doors leading out to the rear garden; exposed beam; feature brick wall; central heating radiator.

Rear Lobby:

Having storage cupboard; doors off to:

Bathroom:

Having corner bath with wall mounted shower over; wash hand basin set in a vanity unit; low level wc; complementary wall and floor tiling; window.

Bedroom:

11' 3" x 10' 3" (3.43m x 3.12m)

With window; wood effect flooring; central heating radiator.

Stairs From Breakfast Kitchen:

Leading to:

First Floor Landing:

With storage cupboard; doors off to:

Bedroom:

17' 7" x 9' 2" (5.36m x 2.79m)

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

Bathroom:

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

Bedroom:

18' 1" into alcove x 11' 4" (5.51m into alcove x 3.45m)

Having exposed beams and feature brickwork; wood effect flooring; sky light window.

Rear Garden:

Being mainly laid to lawn with patio and further patio seating area with tree and shrub plantings and timber fence 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/UTR109652



welcome to

Moorhen 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
- Breakfast Kitchen. Lounge Diner
- 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

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Property Ref:
UTR109652 - 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.

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