

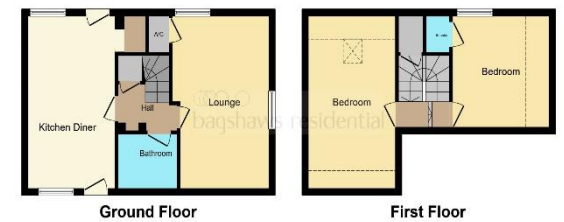


Lapwing Cottage, Leigh, Stoke-On-Trent. ST10 4NU

welcome to

Lapwing 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' 11" x 9' (5.77m x 2.74m)

A fitted kitchen comprising stainless steel sink set in a base unit; further base and wall units; complementary work surface; double oven cooker with hob; plumbing for dishwasher; two windows; tiled flooring; door leading out to the garden; alcove area with plumbing for washing machine; door leading into:

Hall:

With storage cupboard; stairs to the first floor accommodation; door to bathroom; door leading into:

Lounge:

16' 6" x 9' 9" (5.03m x 2.97m)

Having central heating radiator; exposed brickwork; window to the rear elevation; ceiling spot lights; tiled flooring; storage cupboard.

Bathroom:

Having bath with wall mounted shower over and side screen; wash hand basin set in a vanity unit; low level wc; heated towel rail; complementary tiling.

Stairs from Hall:

Leading to:

Bedroom:

16' 11" x 9' 1" (5.16m x 2.77m)

Part restricted head height. With window; exposed beams; central heating radiator; wood effect flooring; eaves storage; door leading into:

Cloakroom:

With low level wc; wash hand basin with splashback tiling; exposed beam.

Bedroom:

11' 5" x 10' 11" (3.48m x 3.33m)

Part restricted head height. Having sky light window; central heating radiator; wood flooring; eaves storage.

Garden:

Being mainly laid to lawn with patio and further patio seating area with tree and shrub plantings and hedge 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/UTR109650



welcome to

Lapwing 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
- Two Bedrooms. Cloakroom. Bathroom
- 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/UTR109650



Property Ref:
UTR109650 - 0005

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