



**Smithy Cottage, Middleton Green, Leigh, Stoke-On-Trent.
ST10 4PQ**

welcome to

Smithy Cottage, Middleton Green, Leigh, Stoke-On-Trent

Bagshaws Residential offer a RARE OPPORTUNITY to acquire a characterful cottage set in delightful gardens which adjoins OPEN COUNTRYSIDE and has accommodation comprising: kitchen diner, conservatory, two reception rooms and bathroom, two bedrooms, en suite and dressing room. Drive & garage.



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 five bar gate opening onto driveway which provides off road parking leading to the garage and wrought iron gates lead to block paved pathway leading to:

Entrance Door:

Leading into:

Kitchen Diner:

17' 2" x 12' 8" (5.23m x 3.86m)

A farmhouse style kitchen with beams to the ceiling comprising ceramic sink set in a base unit; further base, wall and drawer units; complementary wood work surfaces; Rangemaster cooker with double oven and hob over; integrated dishwasher and refrigerator; complementary wall and floor tiling; ceiling spotlights; double obscure glazed windows; two feature picture windows; vertical central heating radiator; door leading into sitting room and double doors leading into:

Conservatory:

9' x 9' (2.74m x 2.74m)

Having double glazed windows on a dwarf brick wall with solid tiled roof; tiled flooring; door leading out to the garden.

Sitting Room:

15' max x 13' 6" into alcove (4.57m max x 4.11m into alcove)

With open tread stairs to the first floor accommodation; feature brick Inglenook style fireplace housing a log burning stove; alcove shelving and storage; double glazed window; beams to the ceiling; central heating radiator.

Hallway:

Having French doors leading out to the courtyard; central heating radiator; doors off to sitting room, bathroom and door leading into:

Formal Lounge:

14' 6" x 12' 10" max (4.42m x 3.91m max)

Having feature brick Inglenook style fireplace housing a log burning stove with side and TV plinth; two dual aspect double glazed windows; central heating radiator; beams to the ceiling.

Ground Floor Bathroom:

Having corner bath with mixer taps and shower attachment; low level wc; pedestal wash hand basin; complementary wall and floor tiling; double glazed window; beams to the ceiling; wood wall panelling; central heating radiator.

Stairs From Sitting Room:

Leading to:

First Floor Landing:

Opening to:

Bedroom:

Irregular shaped room. Having double glazed window; two Velux windows; storage cupboard housing the hot water tank; central heating radiator; opening into:

Dressing Area / Hobby Room:

Irregular shaped room. Restricted head height with hanging rails; opening into hobby room.

Bedroom:

12' 9" x 9' 10" (3.89m x 3.00m)

With door from landing having double glazed window; central heating radiator; loft access hatch; door and step up leading to:

En Suite:

Having enclosed shower cubicle with wall mounted shower; wash hand basin set in a vanity unit; low level wc set in a vanity unit; double glazed window; complementary wall and floor tiling; ceiling spot lights; central heating radiator.

Gardens:

This property is set in delightful mature gardens which adjoins open countryside fields and is well stocked with plants, flowers, shrubs and bushes. There are lawned area, patio area with pergola; further block paved courtyard area, block paved pathways, steps with raised beds and fence boundaries.

Garage:

With up and over door; side personal door.

Please Note:

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



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welcome to

Smithy Cottage, Middleton Green, Leigh, Stoke-On-Trent

- Cottage set in Delightful Mature Gardens
- Adjoining Open Countryside
- Wealth of Character & Charm
- Kitchen Diner. Conservatory. Sitting Room. Lounge
- Two Bedrooms. Dressing Area. En Suite. Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£390,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
UTR109655 - 0005

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