



Brookfields Road, Ipstones, ST10 2LY.
OIRO £235,000

Whittaker ^{Est. 1930}
& Biggs

Brookfields Road, Ipstones, ST10 2LY.

This semi-detached property is located in a semi-rural area with stunning views to the rear.

You are welcomed into the property via the porch which leads directly to the sitting area which features a living flame gas fire and houses the stairs to the first floor.

Adjacent to the sitting room is the kitchen diner which has a good range of units to the base and eye level along with plenty of room for a dining table and chairs.

Next is the utility room which provides access to the side of the property, houses both the boiler and the airing cupboard and has plenty of room for a washing machine, tumble dryer and fridge freezer.

Beyond the utility room is the bathroom which has a white suite consisting of a bath with shower over, pedestal wash hand basin and a low level WC.

The first floor has three bedrooms, with bedroom one housing the stairs to the second floor. There is also a useful WC located off the landing.

The second floor houses a loft room with Velux skylight installed.

Externally to the frontage and side, the property has a paved driveway with a walled boundary.

To the rear the garden is mainly laid to lawn with a paved patio area, well stocked borders, mature trees and fabulous rural views beyond.

A viewing is highly recommended to appreciate this home's location, views and large kitchen diner.



Ground Floor

Entrance Porch 5' 3" x 3' 4" (1.60m x 1.01m)

UPVC double glazed door to the frontage, UPVC double glazed window to the each side aspect, UPVC double glazed window to the frontage.

Sitting Room 14' 1" x 12' 0" (4.28m x 3.66m)

Wood glazed door to the frontage, UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, stairs to the first floor, gas living flame fire, marble effect surround and hearth, wood mantel, radiator.

Kitchen/Diner 14' 1" x 12' 0" (4.28m x 3.66m)

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, range of units to the base and eye level, stainless steel sink and a half with drainer, chrome mixer tap, space for a freestanding cooker, space for table and chairs radiator.

Utility room 9' 5" x 6' 6" (2.86m x 1.99m)

(Max measurement)

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, radiator, space and plumbing for a washing machine, space for a fridge freezer, housing the wall mounted Glow Worm boiler, airing cupboard off housing the hot water tank.

Bathroom 6' 8" x 6' 6" (2.04m x 1.99m)

UPVC double glazed window to the side aspect, panel bath, chrome taps, shower over, chrome wall mounted taps, glass shower screen, pedestal wash hand basin, chrome taps, low level WC, radiator, part tiled, extractor fan.

First Floor

Landing 9' 7" x 2' 8" (2.92m x 0.82m)

WC off.

WC 4' 1" x 2' 9" (1.24m x 0.85m)

Low level WC.

Bedroom One 14' 1" x 12' 1" (4.29m x 3.68m)

(Max measurement)

UPVC double glazed window to the frontage, radiator, stairs to the second floor.

Bedroom Two 9' 0" x 6' 10" (2.74m x 2.09m)

UPVC double glazed window to the rear, radiator.

Bedroom Three 9' 0" x 6' 10" (2.74m x 2.08m)

UPVC double glazed window to the rear, radiator.

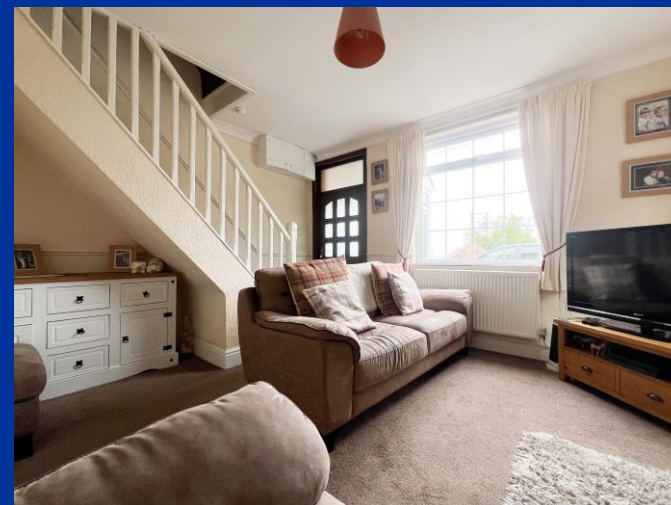
Loft Room 15' 9" x 10' 1" (4.79m x 3.08m)

Velux skylight, eaves storage.

Externally

To the frontage, paved driveway, block paved path, well stocked borders, wall boundary.

To the rear, paved patio, timber shed, area laid to lawn, hedge and wall boundary, well stocked borders, views to the rear.



Note:

Council Tax Band: B

EPC Rating: E

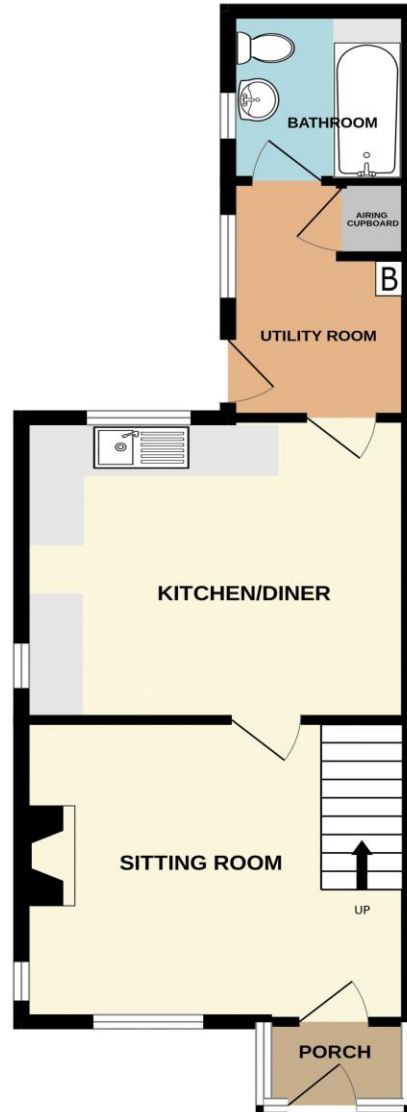
Tenure: Believed to be Freehold



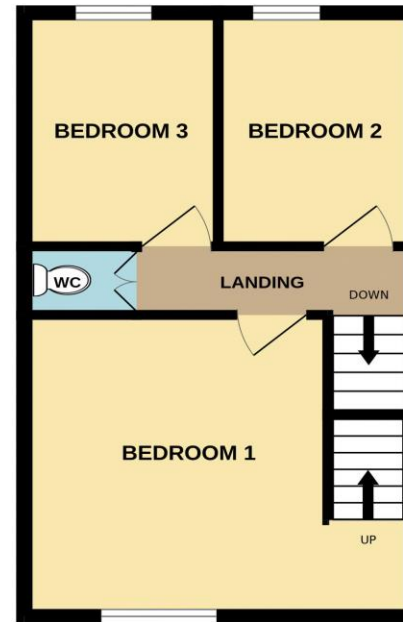




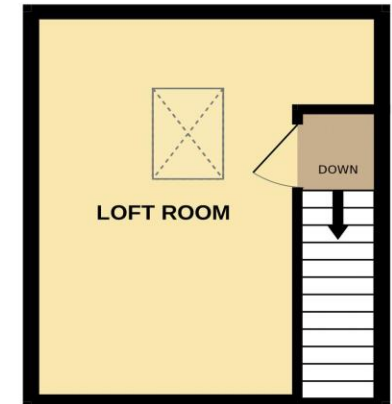
GROUND FLOOR



1ST FLOOR



2ND FLOOR





Directions

From Leek town centre proceed out of the town on the A523 Ashbourne Road proceeding through the village of Bradnop and upon reaching Bottomhouse turn right into the B5053 Bottom lane signposted Ipstones. Follow this road into the centre of the village and opposite Londis corner shop turn left into Brookfields Road. The Old Post Office is situated on the left hand side identified by a Whittaker & Biggs 'for Sale' sign.

Situation

The popular rural village of Ipstones is located some 7 miles South East of Leek and some 13 miles West of Ashbourne. Ipstones is a thriving idyllic village with an active community and local amenities include the village shop and post office, butchers, and three public houses. There is also a primary school located in the village. Ideal for commuting within Staffordshire, into Cheshire and into Derbyshire this location offers village life within easy access.

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