



Ivy Cottage, Tompkin Lane, Stanley, ST9 9LX.
OIEO £375,000

Whittaker ^{Est. 1930}
& Biggs

Ivy Cottage, Tompkin Lane, Stanley, ST9 9LX.

Whittaker and Biggs are pleased to offer to the market this delightful stone cottage, which is nestled in the highly regarded location of Stanley Village and is being sold with no chain.

The property has a cobble stone driveway, fitted with Nice electric gates, a stone walled boundary and gravelled area.

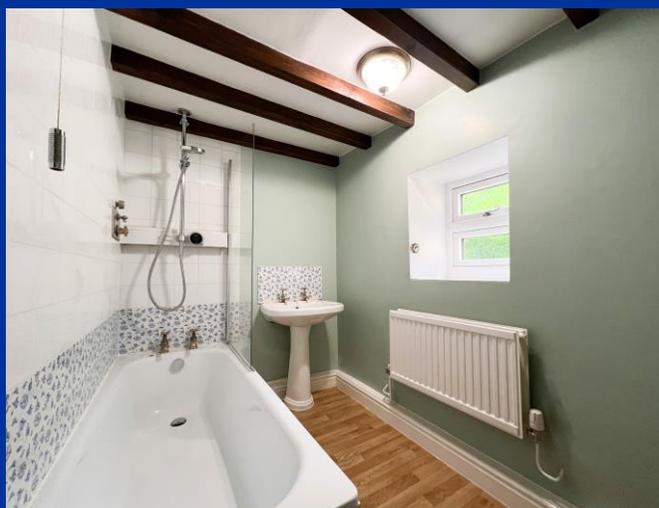
Full of charm, the property is comprised of a sitting room with log burner, dining kitchen and bathroom to the ground floor, whilst to the first floor there are double bedrooms.

The dining kitchen is a light and airy space benefitting from inset ceiling spotlights and ceiling beams.

The bathroom beyond has a white suite complete with remote controlled Aqualisa shower over the bath.

Composite double glazed windows with monkey tail handles are fitted throughout, and the property is warmed by a Baxi combi boiler that is located in the kitchen.

Selling with NO CHAIN! a viewing is highly recommended to appreciate this home's desirable location, beautiful finish and charm throughout.



Ground Floor

Hallway

Wood glazed door to the frontage, stairs to the first floor.

Sitting Room 18' 10" x 12' 6" (5.73m x 3.82m)

Max measurement

Composite double glazed window to the frontage, log burner, slate hearth, 2 x radiators, ceiling beams, wall lights.

Kitchen/Diner 20' 3" x 8' 5" (6.16m x 2.56m)

Max measurement

Composite double glazed window to the frontage, composite double glazed window to the side aspect, units to the base and eye level, integral Lamona gas hob, integral Lamona electric fan assisted oven, ceramic sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a freestanding fridge freezer, space for a dining set, built in storage cupboard, radiator, ceiling beams, inset ceiling spotlights.

Rear Hall 7' 1" x 2' 7" (2.17m x 0.78m)

Storage cupboard.

Bathroom 8' 10" x 5' 5" (2.68m x 1.66m)

Composite double glazed window to the rear, panel bath, brass taps, Aqualisa shower over with remote control, pedestal wash hand basin, brass taps, low level WC, radiator, part tiled.

First Floor

Bedroom One 14' 4" x 13' 8" (4.37m x 4.16m)

Max measurement

Composite double glazed window to the frontage, radiator, inset ceiling spotlights.

Bedroom Two 14' 3" x 8' 8" (4.35m x 2.65m)

Composite double glazed window to the frontage, radiator, ceiling beams, loft access.

Externally

To the frontage, cobblestone drive, area laid to gravel, well stocked borders, wall boundary, electric Nice double gates, electric Nice pedestrian gate with intercom.



Note:

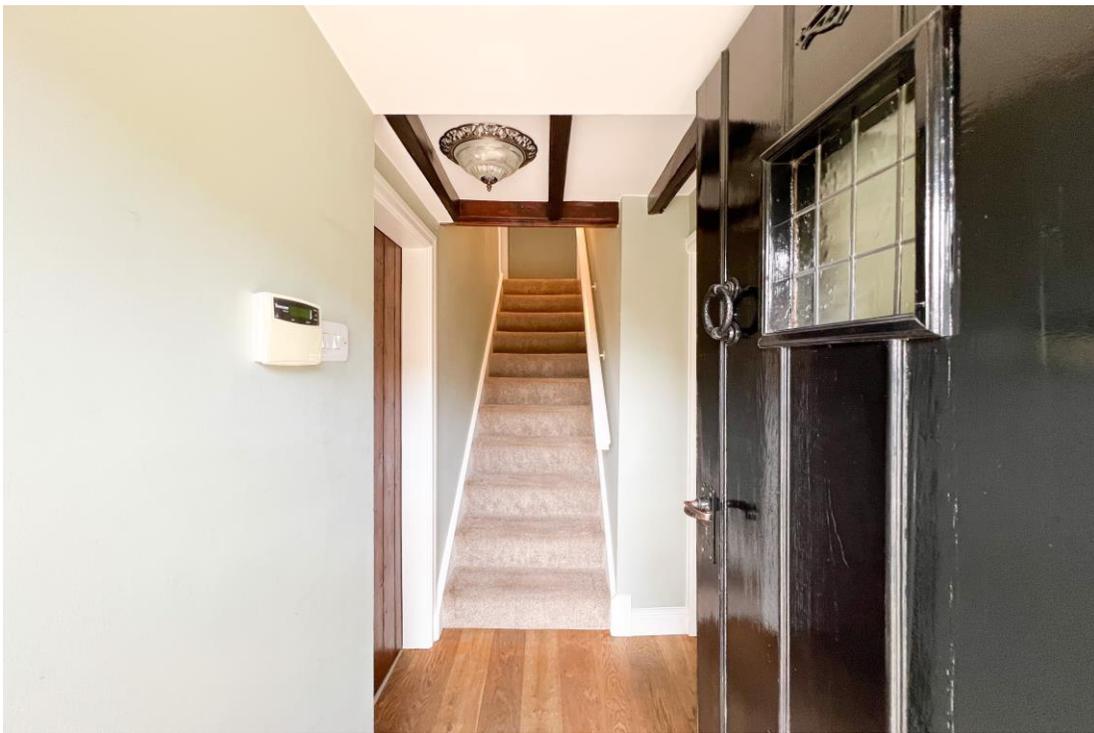
Council Tax Band: D

EPC Rating: TBC

Tenure: Believed to be Freehold



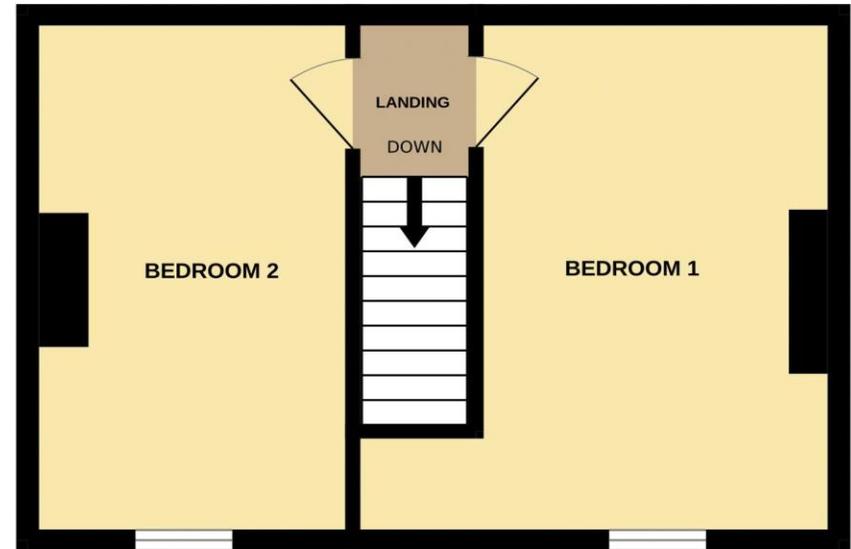




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Directions

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrisons supermarket continue straight ahead on to the A53 Newcastle Road. Follow this road out of the town passing through the village of Longsdon and upon entering the village of Endon just after passing the Plough Inn public house on the right hand side, take the next left into Station Road. Follow this road which then becomes Post Lane. Continue up the hill and into the village of Stanley and property is just before the Travellers Rest public house on the left hand side.

Situation

Stanley is a tranquil semi rural village set within the heart of the Staffordshire Moorlands and close to the Peak National Park, with great commuting links to the historic market town of Leek, over the border into the Cheshire towns of Congleton and Macclesfield, The Potteries and the Motorway Network. Stoke-on-Trent Railway Station can be reached within approximately 15 minutes by car and only approximately 1 hour 30 minutes to commute to London Euston via rail and approximately less than 1 hour to either Birmingham or Manchester. The village provides access to various country walks along the Caudon Canal and with Stanley Pool conveniently on your doorstep. The popular Travellers Rest is within walking distance and offers good choice of real ales and food.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street

Leek

ST136HU

T: 01538 372006

E: leek@whittakerandbiggs.co.uk

Staffordshire

www.whittakerandbiggs.co.uk

Whittaker & Biggs Est. 1930