



Church Lane, Ipstones, ST10 2LF.
OIRO £210,000

Whittaker
& Biggs

Est. 1930

Church Lane, Ipstones, ST10 2LF.

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this mid-terraced, two bedroom cottage which is situated in the highly sought after village location of Ipstones.

Living space is comprised of a sitting room, kitchen, utility and shower room to the ground floor, whilst to the first floor are two double bedrooms.

The kitchen is equipped with ceramic four ring hob, an electric fan assisted oven and has plenty of work surface and storage space.

A contemporary suite can be found in the recently fitted shower room which includes a walk-in shower enclosure, inset ceiling spotlights and is fully tiled.

The property is warmed by a Sime Halstead gas fired combi boiler.

Externally to the frontage, the southeast facing garden is paved for low maintenance and has a private driveway.

Additionally, all furnishings are available by separate negotiation.

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

Call Whittaker & Bigg's today to book a viewing on 01538 372006.



Ground Floor

Sitting Room 11' 11" x 11' 11" (3.62m x 3.62m)

Composite double glazed door to the frontage, UPVC double glazed window to the frontage, radiator, ornamental cast iron fireplace.

Kitchen 6' 1" x 9' 1" (1.86m x 2.78m)

Wood glazed window to the rear, units to the base and eye level, stainless steel sink and drainer, chrome mixer tap, John Lewis ceramic hob, electric fan assisted oven, extractor hood, stairs to the first floor, under stairs storage.

Utility 5' 10" x 5' 2" (1.78m x 1.57m)

Wood glazed door to the side aspect, wall units, work surface, space and plumbing for a washing machine, space for an under counter fridge, Sime Halstead gas fired combi boiler, radiator.

Shower Room 10' 7" x 4' 0" (3.23m x 1.23m)

Wood glazed window, walk-in shower enclosure, chrome fittings, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator and standard radiator, inset ceiling spotlights, fully tiled, extractor fan,

First Floor

Bedroom One 11' 11" x 10' 4" (3.62m x 3.15m)

UPVC double glazed window to the frontage, radiator, built in wardrobes.

Bedroom Two 8' 10" x 8' 1" (2.70m x 2.46m)

UPVC double glazed window to the rear, radiator.

Externally

To the frontage, paved driveway, wall and hedge boundary, timber shed.

To the rear, paved courtyard.



Note:
Council Tax Band: A
EPC Rating: D
Tenure: Freehold



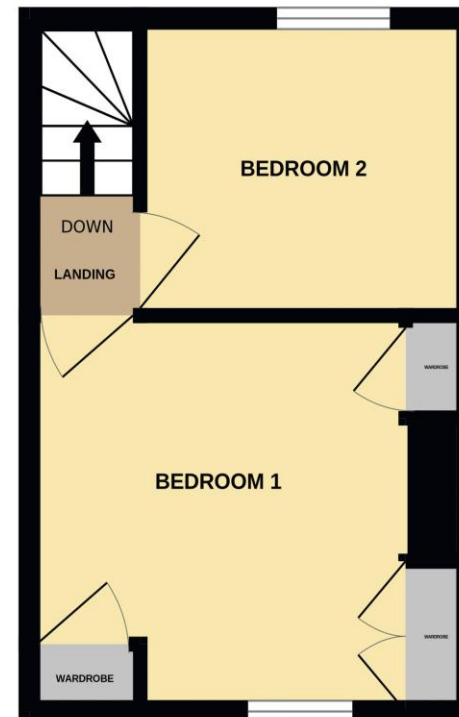




GROUND FLOOR



1ST FLOOR



Directions

From our Derby Street, Leek, offices take the A523 Ashbourne Road out of the town. follow this road for approximately four miles passing through the village of Bradnop. Upon reaching the crossroads at Bottomhouse turn right into the B5053 signposted Ipstones. Continue along this road for approximately two miles into the village taking the first right into Church Lane. Follow this road for a short distance where the property is then situated on the right hand side.

Situation

The popular rural village of Ipstones is located some 7 miles Southeast 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.

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