



## **Willow Cottage, Black Lane, Whiston, Stoke-On-Trent, ST10 2HZ** **Offers Around £275,000**

This delightful white painted stone built three bedroomed mid row cottage is located in this popular rural village just opposite the entrance to Whiston Hall Golf Course and offers surprisingly spacious accommodation which is full of character and appeal. It benefits from gas central heating via a combination gas boiler and majority sealed unit double glazed windows and comprises Spacious Dining Kitchen with Store off, Inner Hall, Lounge with ingle nook fireplace and access to the rear Conservatory. Stairs lead to the spacious gallery landing with Three Bedrooms and Shower Room. Outside there is gated access to a long gravel driveway/parking area which affords access to the generous sized Garage. The block paved front garden has shrubs and a raised deck area with wine table. A right of way access leads to the pretty rear garden with gravel area and steps to a stone paved garden with well stocked shrub border. The property is chain free.



**DINING KITCHEN 17' (max) x 16'7" (5.18m (max) x 5.05m)**



With laminate flooring, storage cupboard with wall mounted combination gas boiler, below stairs store, stainless steel sink unit, base units and drawers, wall cupboards, electric cooker point, part tiled walls, provision for washing machine and radiator.

**INNER HALL**

With laminate flooring.

**LOUNGE 15'9" x 9'2" (+ recess) (4.80m x 2.79m (+ recess))**



With carpet, exposed beam, wall light points, radiator, television point, cupboard with electricity meter and trip box, external door, display shelving and ingle nook style fireplace with central stone feature and coal effect gas fire.

**CONSERVATORY 9'6" x 9'10" (2.90m x 3.00m)**



With tiled floor, part panelled walls and UPVc door to the rear garden.

**STAIRS**



With carpet leads to the first floor galleried landing with panelled ceiling, two radiators and access to the loft.

**BEDROOM 1 13'4" x 8'7" (4.06m x 2.62m)**



With carpet, radiator, built in wardrobe/storage cupboard and part panelled ceiling.

**BEDROOM 2 12'8" x 7'8" (3.86m x 2.34m)**



With carpet, radiator and coving.

**BEDROOM 3 16'7" x 7'3" (5.05m x 2.21m)**



With exposed timbers, radiator, carpet and loft access.

## SHOWER ROOM 6'9" x 6' (2.06m x 1.83m)



With W.C, wash hand basin in vanity unit, tiled shower cubicle with electric shower, wall mirror, wall light points, tiled walls, heated towel rails and panelled ceiling.

## OUTSIDE



There is gated access to a good sized gravel driveway/parking area which also gives access to the good sized Garage (18'8" x 13'1") with up and over door, panelled walls and side door. The small front garden is laid to block paving with water point and steps to raised deck area with shrubs and drinking table. A right of way access to the side of the adjoining cottage on the left leads to the pretty, well stocked rear garden with gravel area, shrubs and steps to a rear stone paved garden area with well stocked shrub border and exterior light.

## FLOOR PLANS

Are for illustration purposes only and are not to scale.

## NOTE

There is a small area of flying freehold in that a small section of Bedroom3 extends over the ground floor of the adjoining cottage to the right.

## TENURE

Freehold.

## VACANT POSSESSION

On Completion.

## LOCAL AUTHORITY

Staffordshire Moorlands District Council.

## VIEWING

Strictly by arrangement with the Estate Agent.

## VENDORS SOLICITORS

Mr G Buckley of Leadbetter and Kay Solicitors, 1-5 Birch Terrace, Hanley, Stoke on Trent, Staffordshire ST1 3JN. Telephone 01782 210933.

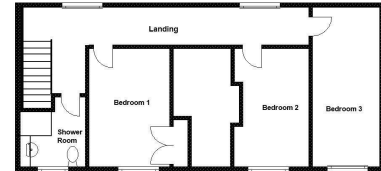
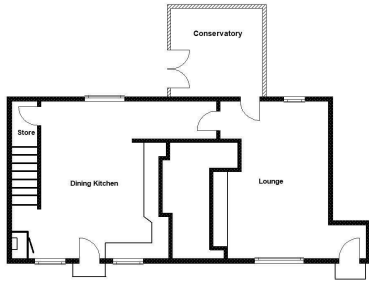
## SERVICES

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition. The property is connected to mains gas, water, electricity and drainage along with broadband via a BT telephone connection.

## FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser is available to discuss your mortgage requirements within the estate agency office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

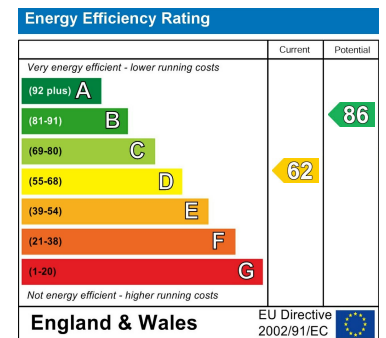
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

