



19, Riverside, Oakamoor, Stoke On Trent, ST10 3AE Offers Around £265,000

Located in the popular rural village of Oakamoor in the highly sort after Churnet Valley area this spacious end row townhouse has been recently fully modernised to include an excellent Kitchen/Dining Area and an excellent spacious well finished bathroom with roll top bath and shower. It affords well presented accommodation which comprises Enclosed Porch, Reception Hall with Store off, Feature Lounge with fireplace and woodburning stove and Feature Dining Kitchen. Stairs lead to the first floor with Two Large Bedrooms, one with a walk in store and Feature Bathroom. Outside a gated access leads to a side parking area plus a rear yard area with two brick store buildings. Steps lead to the attractive rear garden with lawn, raised beds, vegetable garden, greenhouse and summerhouse with large front veranda. An excellent rural home.

ENCLOSED STORM PORCH

With glazed external door, tiled floor, wall mounted combination gas boiler and leaded glass door to:-

RECEPTION HALL



With laminate floor, radiator, below stairs store, window shutters and glazed door to:-

LOUNGE 13'4" x 13' (max) (4.06m x 3.96m (max))



With radiator, television point, wall light points, feature panelled wall and feature fireplace with tile hearth and multi fuel stove.

DINING KITCHEN 20'9" x 10'6" (6.32 x 3.20)



With laminate floor, feature decorative stone fireplace with stone hearth, television point, radiator, built in larder unit, good range of base units and drawers, space for range style cooker (the existing cooker may be included subject to separate negotiation), ceramic sink unit, provision for washer, wall cupboards, wine rack, window shutters and UPVc patio doors to rear yard area.

STAIRS

Lead to the first floor landing with carpet.

BEDROOM 1 13'4" (max) x 13' (4.06m (max) x 3.96m)



With carpet, radiator, decorative cast iron fireplace, loft access and access to walk in store room with rooflight window.

BEDROOM 2 13'0" (max) x 10'10" (3.96m (max) x 3.30m)



With radiator, carpet, cast iron fireplace and built in storage cupboard.

FEATURE BATHROOM 10'3" x 7'2" (3.12m x 2.18m)



With white suite of W.C and wash hand basin, free standing roll top bath with shower spray fitting, corner shower cubicle with mains shower with rose and shower spray, part tiled walls, heated towel rail and laminate flooring.

OUTSIDE



Gated access leads to a side gravel and paved parking area plus mainly concrete rear patio area with two brick store buildings. (This area is subject to a right of way access for the adjacent property). Gated access and steps leads to the attractive good sized rear garden with lawn area, shrubs, raised beds, vegetable garden, greenhouse and summerhouse/store with large veranda.

FLOOR PLANS

Are for illustration purposes and are not to scale.

TENURE

Freehold.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.

Council Tax Band B

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

Mr L Pointon , A H Brooks & Co Solicitors, Central Building, High Street Cheadle, Stoke on Trent, Staffordshire ST10 1AR. Telephone 01538 754253.

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 a BT telephone connection.

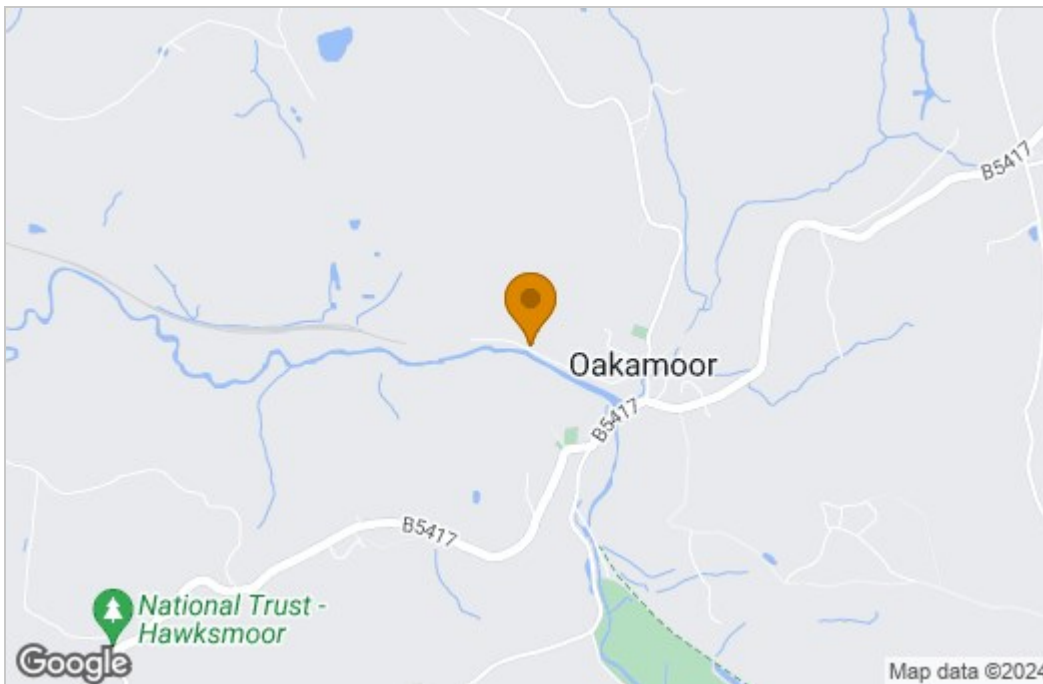
FINANCE

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.**

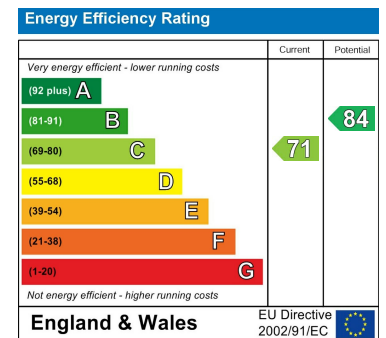
Floor Plan



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.

