

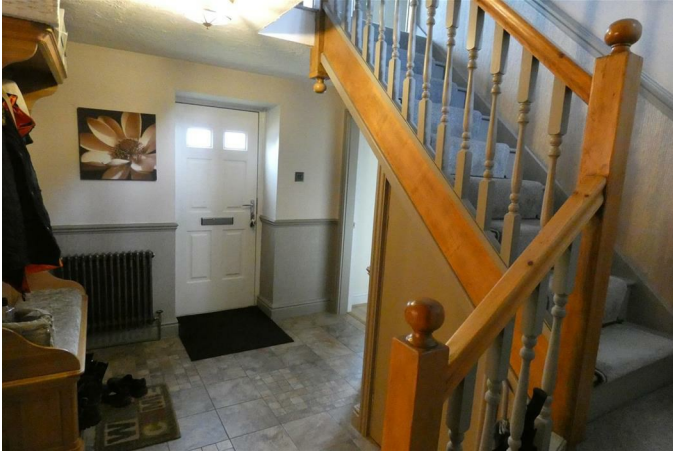


## **The Granary, Hazlewall Farm, Kingsley Moor, Stoke On Trent, ST10 2EQ Offers Around £475,000**

Substantial four bedroomed semi detached 'Barn Conversion' set in good sized gardens in a rural location. This property was converted in the late 1980's and affords impressive accommodation whilst retaining much of its original character with exposed timbers and features. The property has sealed unit double glazing and LPG fired central heating via a combination boiler and comprises Spacious Hall with Store Off, Large Lounge with exposed beams, Large Dining Room, Cloakroom with W.C. and Well Fitted Dining Kitchen with integrated appliances. Stairs lead to a spacious landing with access to the Four Bedrooms, the Main Bedroom having En Suite Shower Room plus the Main Family Bathroom. Outside there is a lawned front garden with shrubs plus a substantial rear garden with terraced patio area extensive rear lawn with shrub borders and garden store, plus a separate Double Garage



## RECEPTION HALL



With tiled floor, Victorian style radiator, UPVC external door and below stairs store.

## SPACIOUS LOUNGE 17'7" x 17' (5.36m x 5.18m)



With laminate flooring, radiator, exposed beams, feature brick fireplace with LPG coal affect fire, television point, wall light points and patio doors to rear garden.

## CLOAKROOM 4'9" x 4'4" (1.45m x 1.32m)

With tiled floor, radiator, corner washhand basin and W.C.

## DINING ROOM 17' x 11' (5.18m x 3.35m)



With laminate flooring, radiator, wall light points and exposed beam.

## FITTED KITCHEN 13'2" x 12'6" (4.01m x 3.81m)



With UPVC stable type external door, vinyl floor covering, inset style glazed sink unit, solid wood work tops, good range of base units and wall

cupboards, tall storage cupboards, integrated fridge/freezer, provision for dishwasher and washing machine, built in double oven, breakfast bar, ceiling downlighting, radiator and concealed LPG wall mounted combination gas boiler.

## STAIRS



Lead to a spacious galleried landing with carpet, storage cupboard and loft access.

## BEDROOM 1 17'1" x 10'9" plus recess (5.21m x 3.28m plus recess)



With carpet, radiator, built in range of wardrobes and exposed timber.

## EN SUITE SHOWER ROOM 6'4" x 6' (1.93m x 1.83m)



With tiled walls, heated towel rail, washhand basin, W.C., corner shower area with mains shower, tiled floor, extractor fan and ceiling down lighting.

**BEDROOM 2 13'2" x 12' (4.01m x 3.66m)**



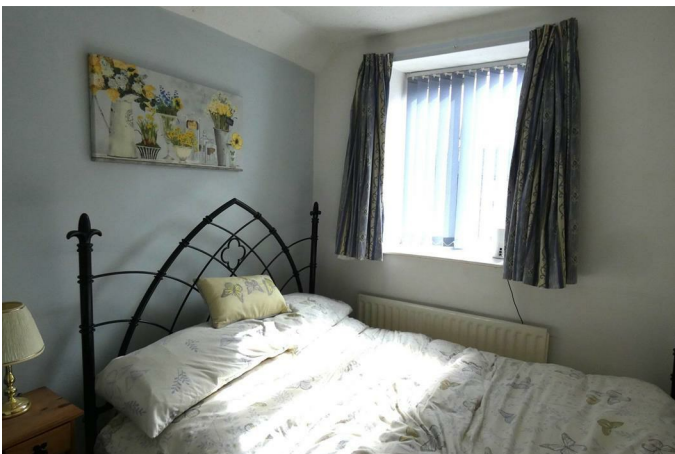
With radiator, carpet, television point and exposed purlins.

**BEDROOM 3 11'3" x 9'10" (3.43m x 3.00m)**



With laminate floor, radiator, exposed timber and pull down ladder to boarded loft storage area with roof light and window.

**BEDROOM 4 7'8" x 7'1" (2.34m x 2.16m)**



With carpet and radiator.

**BATHROOM 7'2" x 6'5" (2.18m x 1.96m)**



With tiled floor, heated towel rail, washhand basin, W.C. and bath with shower screen, mains shower unit, ceiling down lighting and extractor fan.

**OUTSIDE**



To the front is a lawned garden with shrubs. The substantial rear garden has a terraced patio area with water and electric points, plus substantial lawned rear garden area with shrubs and garden store. Plus a separate brick double garage (17'8" x 16'7") with up and over door and electric supply.

**NOTE**

The title plan for the property includes the shared access road plus the substantial gravel area. It is of course subject to right of way access and parking for the other two converted units. We understand that the current owners share the repair costs of these areas.

**FLOOR PLAN**

Is for illustration purposes only and is not to scale.

**TENURE**

Freehold

**VACANT POSSESSION**

On Completion

**LOCAL AUTHORITY**

Staffordshire Moorlands District Council

**VENDORS SOLICITORS**

Lee Pointon of A H Brooks & Co Central Buildings High Street Cheadle Staffordshire Telephone 015389 754738

**SERVICES**

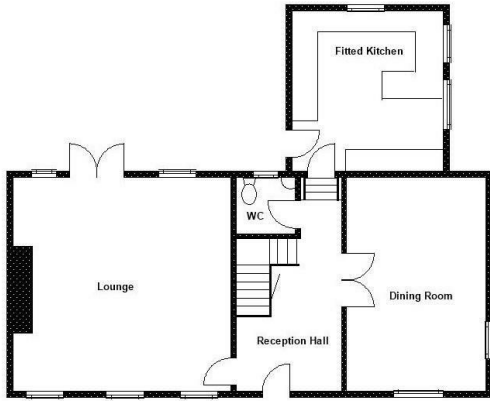
Mains water and electricity. Foul drainage to a shared septic tank located at the rear of the adjoining cottage. Broadband via a BT line.

**FINANCE**

Hanley Economic Building Society has access to a wide range of mortgages from cross 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.



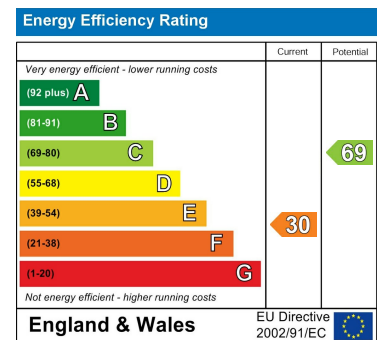
# Floor Plan



# Area Map



# Energy Efficiency Graph



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