



8, School Drive, Oakamoor, Stoke On Trent, ST10 3DQ Offers Around £239,950

This ex Local Authority three bedroomed semi detached property is well located close to the school in this popular rural village and offers spacious accommodation with three good sized bedrooms and two reception rooms. Whilst the property does benefit from cavity wall insulation and UPVC glazing it has been vacant for the last 5 years or so and hence is now in need of modernisation and upgrading but does afford great potential. The property comprises Storm Canopy, Spacious Hall with Store off, Lounge, Sitting Room, Kitchen, Rear Hall, Cloakroom with W.C and Utility Room. Stairs lead to the first floor with Three Bedrooms and a Bathroom. Outside gated access leads to a side driveway/parking area. The front garden is laid to grass with shrub border. The rear garden has grass area, shrubs and fruit trees and extends to the wooden post and rail fence. The property is chain free.

STORM PORCH

With UPVc door to:-

SPACIOUS HALL

With radiator, telephone point, carpet and access to below stairs store.

LOUNGE 12' (max) x 12' (3.66m (max) x 3.66m)



With carpet, tiled fireplace and picture rail.

SITTING ROOM 13'7" x 12' (4.14m x 3.66m)



With radiator, carpet, picture rail, television point and wall mounted gas fire with back boiler (please note that the property has been vacant for around five years and the heating has not been operated over this time).

KITCHEN 7'11" x 6'9" (2.41m x 2.06m)



With sink in base unit, base cupboard, gas cooker point, red tile floor, part tiled walls and electricity meter.

REAR HALL

With tiled floor and UPVc external door.

CLOAKROOM

With W.C.

UTILITY ROOM/STORE ROOM 9'4" x 7'6" (2.84m x 2.29m)

STAIRS



With carpet leads to the first floor landing with loft access.

BEDROOM 1 12'11" x 12' (3.94m x 3.66m)



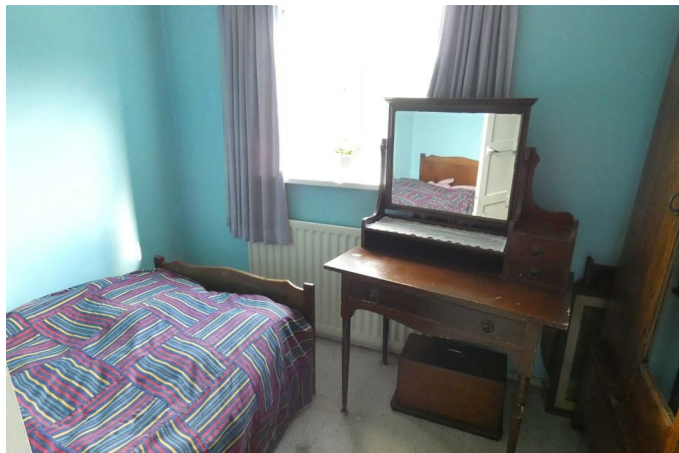
With radiator and carpet.

BEDROOM 2 12' (max) x 11'1" (3.66m (max) x 3.38m)



With carpet and radiator.

BEDROOM 3 9' (max) x 8' (2.74m (max) x 2.44m)



With carpet and radiator.

BATHROOM 7'11" x 6'9" (2.41m x 2.06m)

With white bath, wash hand basin and W.C, part tiled walls and airing cupboard with hot water cylinder.

OUTSIDE



Gates lead to the side driveway/parking area. The front garden is laid to grass with shrub border. The rear garden is laid to grass with shrubs and fruit trees. The garden extends to the wooden post and rail fence. The late owners did rent the additional rear garden area from the Chapel. The Executors have spoken to the Chapel representative who have indicated that they may consider reletting this additional garden area to a new owner.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

NOTE

This is a probate sale and the vendors will have limited knowledge of the property.

TENURE

Freehold.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.
Council Tax Band C

VIEWING

Strictly by arrangement with the Estate Agent

VENDORS SOLICITORS

Ms N Fawcett of Dicksons Solicitors, 30-36
Cheapside, Hanley, Stoke on Trent, Staffordshire
ST1 1HS. Telephone 01782 262424.

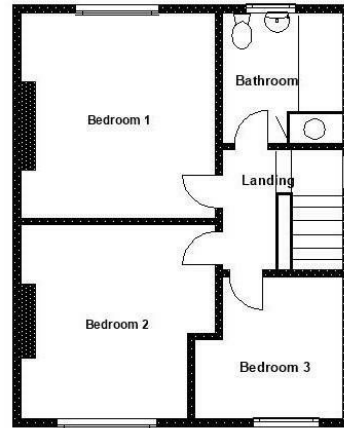
SERVICES

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.

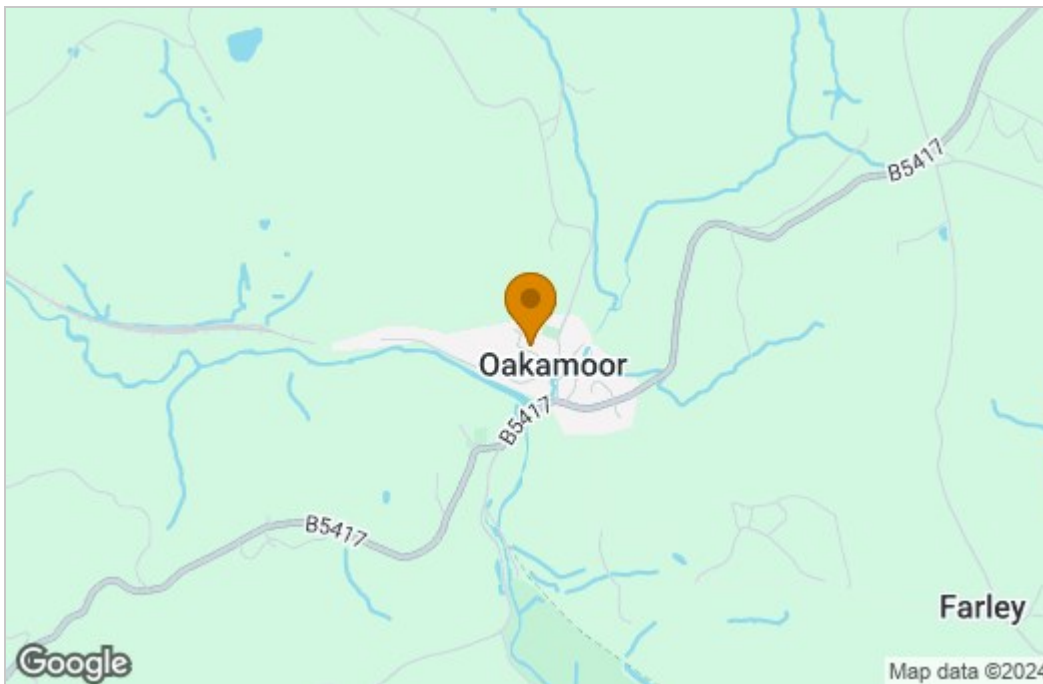
FINANCE

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.**

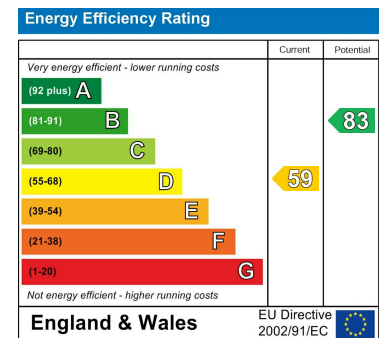
Floor Plan



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.

