



3 Woodside Cottages, Churnet View Road, Oakamoor, Stoke-On-Trent, ST10 3AE Offers Around £225,000

This surprisingly spacious mid row cottage is well located with woodlands at the rear in this popular rural village in the heart of the Churnet Valley. The property is tastefully and well presented throughout and includes UPVC glazing, gas central heating, integrated appliances, a range style cooker and cosy lounge with wood burning stove. The accommodation comprises Enclosed Storm Porch, Hall, Lounge with feature fireplace and open access to a Spacious Dining Area with Store off, Rear Kitchen/Utility Area plus a Cloakroom with W.C. Stairs lead to the first floor with Two Bedrooms, one with fitted wardrobes, Large Landing Area with built in Store and Spacious Bathroom with both bath and walk in Shower Area. Outside there is a large lawned garden with stone paved patio area (possible parking if required). To the rear is an enclosed yard area with useful store with electric supply plus access over a shared walkway to the raised rear garden with well stocked border, lawn, greenhouse and summerhouse. A separate Garage may be available by separate negotiation.

ENCLOSED PORCH

With glazed external doors, tiled floor and hardwood glazed door to:-

HALL

With carpet, telephone point and glazed door to:-

LOUNGE 13'2" x 12'5" (4.01m x 3.78m)



With radiator, exposed boarded floor, television point, display alcoves and feature fireplace with wood burning stove. An open access leads to the:-

DINING AREA 16'6" (max) x 10' (5.03m (max) x 3.05m)



With radiator, exposed boarded floor, below stairs store, wall light points, cupboard with electricity meter, built in cupboard, integrated fridge and alcove with range style cooker with extractor fan over. An open access leads to:-

KITCHEN/UTILITY AREA 10'9" x 5'4" (3.28m x 1.63m)



With glazed rear door, radiator, wooden flooring, good range of base units and drawers with integrated dishwasher and freezer, inset stainless steel sink unit, wall cupboards and wooden work surfaces.

CLOAKROOM 5'5" x 2'7" (1.65m x 0.79m)



With W.C, wash hand basin, cushion floor covering, feature timber wall and wall mounted combination gas boiler.

STAIRS



With carpet lead to a spacious landing room with carpet, radiator, access to loft with light and built in storage cupboard with mirrored door.

BEDROOM 1 13'3" (max) x 10'2" (4.04m (max) x 3.10m)



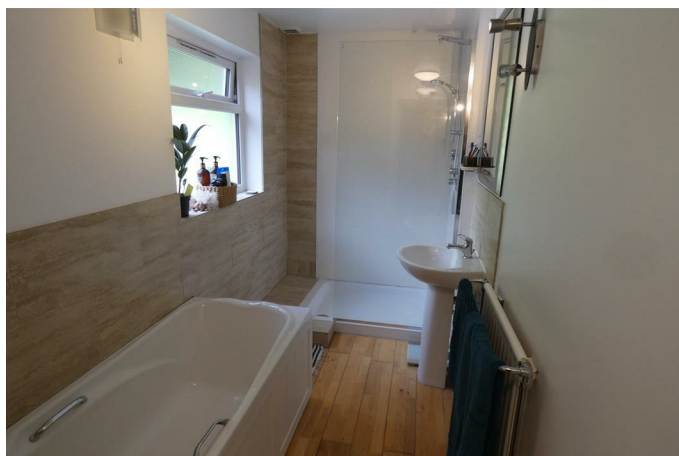
With carpet, coving, radiator and built in double wardrobe.

BEDROOM 2 10'1" x 10' (max) (3.07m x 3.05m (max))



With carpet and radiator.

SPACIOUS BATHROOM 14'1" x 5'3" (4.29m x 1.60m)



With radiator, extractor fan, white suite of bath, wash hand basin and W.C, walk in shower area with glazed screen and mains shower, part tiled walls and wall light points.

OUTSIDE



To the front is a shared pedestrian access with gate together with a generous garden with stone patio area and lawn. (If required parking space could be provided as per other properties in the locality). To the rear is an enclosed yard area with water point and workshop/store (12' x 4') with twin doors and electric supply. Gated access leads to a shared rear walkway with stone steps to the elevated garden area with well stocked shrub border, lawn, good sized greenhouse and summerhouse.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

NOTE

The access roadway is a made up shared private roadway.

NOTE

The vendors also have a concrete sectional garage with double doors and rear area of land. This is not included but may be made available by separate negotiation.

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

To be confirmed.

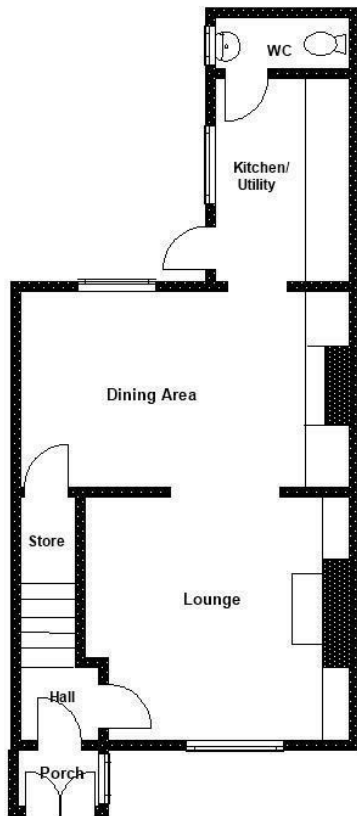
SERVICES

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 with gas fired radiator central heating. Internet is via a BT line

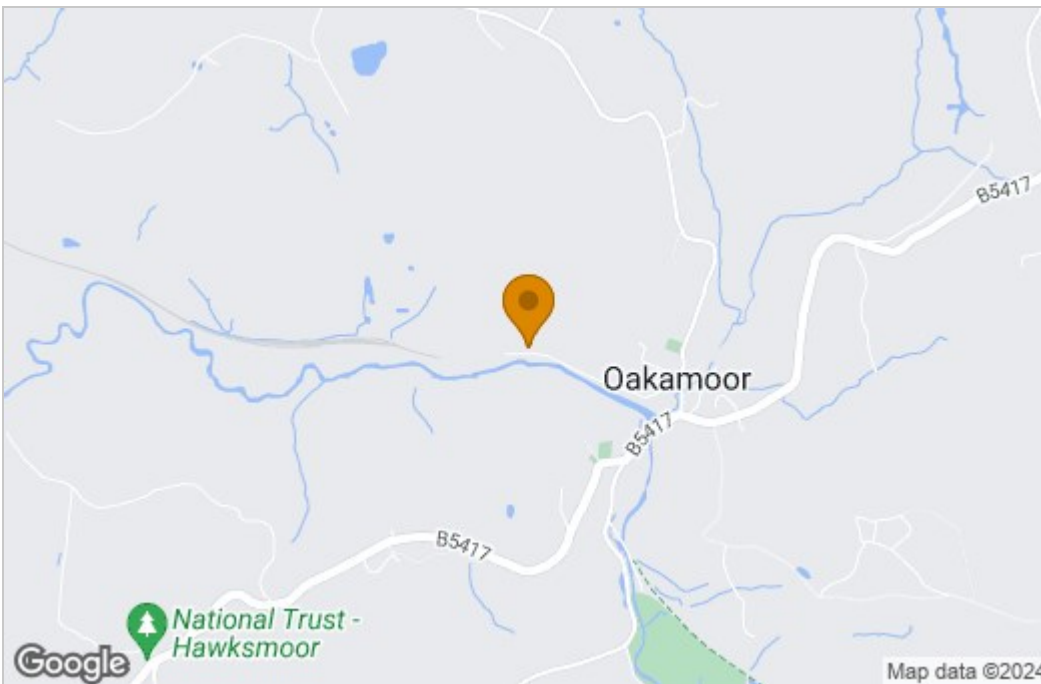
FINANCE

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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.

