



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**35 Froghall Road, Ipstones, ST10 2NA**

**Offers In The Region Of £130,000**

A rare opportunity to purchase this deceptive end terrace, one bedroom cottage offering character and charm with open outlook to the rear. The property is extremely well maintained and has double glazing throughout, with gas central heating including HIVE system in place and a modern newly fitted shower room. The cottage is situated in the popular village of Ipstones located on the edge of the Peak District National Park in the Staffordshire Moorlands countryside.

Ideal first time buyer or investment property, viewing is highly recommended.



### Situation

The property is situated in the popular village of Ipstones which has many local amenities including the village hall, church, nursery, first school, public houses and various village shops and easy commuter links to Stoke On Trent, Cheadle, Leek, Ashbourne, Derby.

### Directions

From Leek, take the A523 Ashbourne Road and continue for approximately 4.5 miles. Turn right at the cross roads on to Bottom Lane B5053 and proceed for about 2 miles into the village of Ipstones. The property will be found on the main Froghall Road on the left hand side indicated by our For Sale board.

### Living Room 12'2" x 11'10" (3.73 x 3.61)

A good sized living room with fully fitted carpet, UPVC double glazed external door and window to the front aspect. The living room incorporates a fireplace with electric fire on a brick hearth, exposed ceiling beams and double radiator.



### Kitchen 11'9" x 6'3" (3.59 x 1.93)



Functional and well kept kitchen with white base and wall cupboards and black worktops, integrated

electric oven and ceramic four ring electric hob. With single stainless steel sink unit and drainer, room for a fridge freezer, extractor fan, UPVC double glazed window, ceiling light, exposed painted beams, laminate flooring and wooden staircase off.



### Utility Room/Side Porch

Currently utilised as a utility room this space has room and plumbing for washing machine and room for tumble dryer, along with exposed beams, ceiling light, external double glazed exterior door and frosted window.

### First Floor Landing

With access to loft which houses the boiler.

### Bedroom One 12'4" x 9'10" (3.77 x 3.0)



A good sized double bedroom with UPVC double glazed window to the front aspect, fully fitted carpet, ceiling light and double radiator decorated in neutral colours.

### Shower Room 8'7" x 7'1" (2.63 x 2.18)



With newly fitted modern suite comprising a corner walk in shower with black fitments, wash hand basin set in a vanity unit with black fitments and low flush lavatory, UPVC double glazed window and wall mounted store cupboard, heated towel rail along with vinyl fitted flooring.



### Outside



With steps to the front entrance door and small

courtyard frontage with boundary stone wall. Incorporating path to the side of the property and access to the side porch. The property backs onto open fields with pleasant views.

### Council Tax Band

Council Tax Band A.

Local Authority is the Staffordshire Moorlands District Council.

### Services

We believe all mains services are connected.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Measurements

All measurements given are approximate and are 'maximum' measurements.

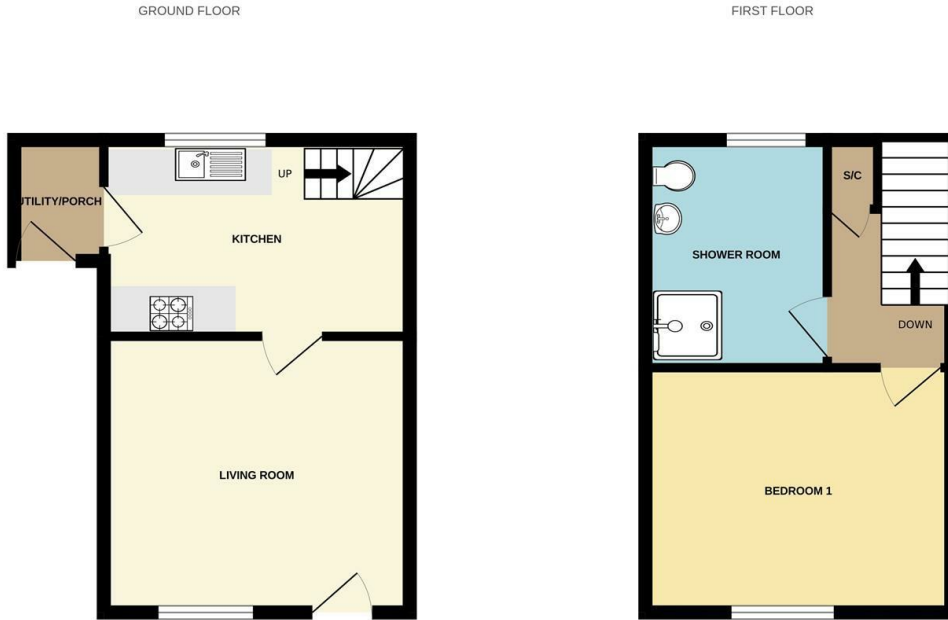
### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

### Tenure & Possession

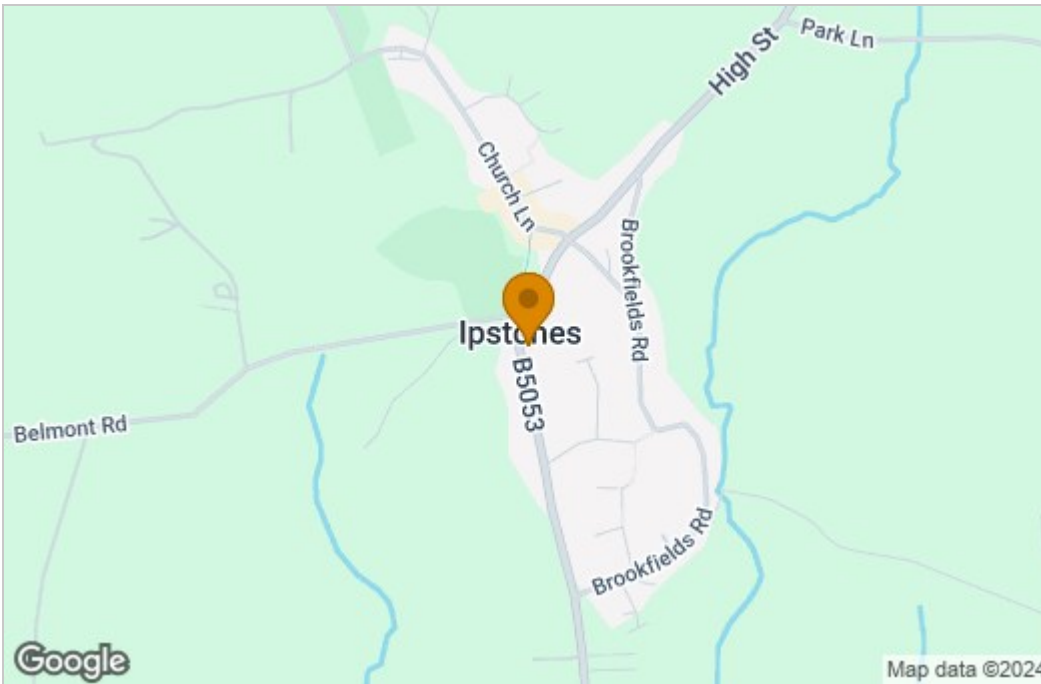
The property is held freehold and vacant possession will be given upon completion.

# Floor Plan

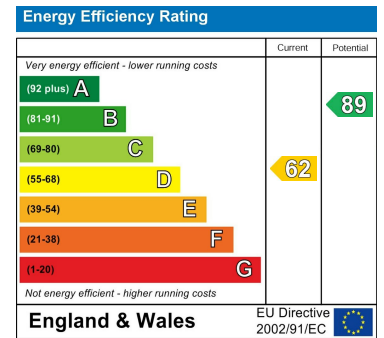


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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.