



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Whitehurst Lane

Dilhome, Stoke-On-Trent, ST10 2PG

**Offers In Excess Of £435,000**



3



1



1



D

## Whitehurst Lane

Dilhorne, Stoke-On-Trent, ST10  
2PG

An excellent opportunity to purchase this fully renovated three bedroom detached home. 'Dilhorne Methodist Chapel' has been sympathetically restored whilst retaining many original charms, features and characteristics. This property offers three good sized bedrooms with family bathroom, useful cloak cupboards, utility room and underfloor heating throughout. Having the 'WOW' factor of an open plan living kitchen providing granite work surfaces, integrated appliances, sash windows and original brickwork and 'A' frames. Block paved parking to the front with gated access, electric car charging unit and external power points. An internal viewing is a MUST!

### Situation

Dilhorne is a quiet village location and situated adjacent to the A52 Ashbourne to Stoke on Trent road being 4.5 miles from Cheadle, 10.2 miles from Leek and 11 miles from Ashbourne.

### Entrance Hallway

18'5" x 7'1" (maximum measurement)  
(5.63 x 2.17 (maximum measurement))

External front door, built in storage cupboards, Herringbone tiled floor with underfloor heating

### Directions

From our Leek office on Derby Street, proceed on the A520 Cheddleton Road. After approximately 5 miles, bare left onto the A522 Cheadle Road. After around 1.5 miles turn right onto A52 Kingsley Road. Turn left signposted for Dilhorne and proceed onto the village where the property will be found on the left hand side identifiable by our For Sale board.





**Open Plan Living Room / Kitchen**  
31'7" x 15'10" (maximum measurement) (9.64 x 4.84 (maximum measurement))

External door to front, Sash windows to front, side and rear aspect, exposed original 'A'frames, exposed brickwork to part, Herringbone tiled floor with underfloor heating.

#### Kitchen Area

Range of matching wall and base units with drawers, integral fridge freezer, built in Neff double oven, Granite work surfaces, Neff halogen hob with extractor over. Central island incorporating matching units, integrated dishwasher and bins, Granite work surfaces, inset stainless steel sink unit.

#### Utility

13'3" x 6'0" (maximum measurement) (4.05 x 1.85 (maximum measurement))

Matching wall and base units, plumbing for automatic washing machine, space for tumble dryer, Granite work surface, inset stainless steel sink, Herringbone floor with underfloor heating

#### Bedroom One

15'5" x 8'0" (maximum measurement) (4.72 x 2.45 (maximum measurement))

Sash windows to side and rear aspect, fitted carpet with underfloor heating

#### Bedroom Two

11'2" x 8'10" (3.42 x 2.70)

Sash windows to the front and side aspect, fitted carpet with underfloor heating

#### Bedroom Three

10'2" x 7'7" (3.11 x 2.32)

Sash window to front, fitted carpet with underfloor heating



## Bathroom

8'2" x 7'11" (2.50 x 2.43)

White suite comprising panel bath, low level W/C, wash hand basin in vanity, fully enclosed shower cubicle incorporating mixer shower, heated towel rail, part tiled walls, frosted Sash window to rear, tiled floor with underfloor heating

## Outside

Block driveway with gated access, path to rear leading to the adjoining outbuilding incorporating plumbing for underfloor heating. Electric plug in car charger and external power points.

## Services

Oil and electric, water, drainage.

## Viewings

Strictly by prior arrangement through Graham Watkins & Co.

## Measurements

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

## Tenure and Possession

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

## Please Note

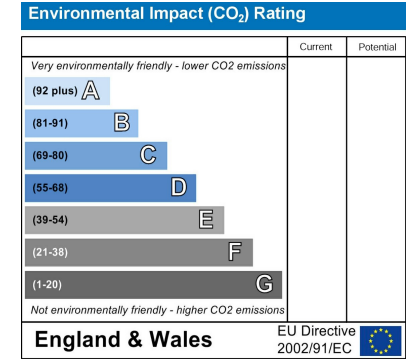
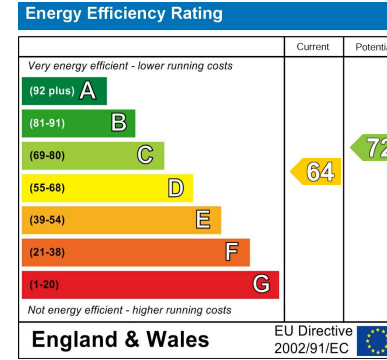
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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.

57 Derby Street, Leek, Staffordshire, ST13 6HU  
 Tel: 01538 373308 Email: [enquiries@grahamwatkins.co.uk](mailto:enquiries@grahamwatkins.co.uk) <https://www.grahamwatkins.co.uk>