

# Graham Watkins & Co

CHARTERED SURVEYORS, ESTATE AGENTS, AUCTIONEERS & VALUERS.

TEL: 01538 373308

EMAIL: ENQUIRIES@GRAHAMWATKINS.CO.UK



**6 Alderhay Lane, Rookery, Stoke On Trent, ST7  
4RQ**

**Offers In The Region of £80,000**

### **Situation**

The property is situated on Alderhay Lane, Rookery, Stoke on Trent.

### **Description**

The property comprises a semi detached rendered and tiled dwelling with a rendered and flat roof conservatory to the side has recently been modernised and briefly comprises the following accommodation:-

### **Accommodation Comprises:-**

#### **Conservatory**

With tiled floor with combination Main Eco Compact boiler

#### **PVC Front Entrance Door**

#### **Living Room**

With radiator and carpeted floor with wall lights, TV and telephone point.

#### **Kitchen**

With a range of modern kitchen units including electric cooker hob and extractor above with single drainer sink unit and a range of kitchen wall and floor units recently installed, part tiled walls and tiled floor.

Understairs Storage Cupboard



### **Rear Passageway**

With radiator and tiled floor giving access to rear entrance door which leads onto a rear yard with a separate side access onto Alderhay Lane. The property

### **Downstairs Bathroom**

With tiled floor, corner bath with shower over, radiator, wash hand basin, low flush WC and tiled floor



### **Staircase**

Leading to Small First Floor Landing and giving access to:-

### **Bedroom One**

With carpeted flooring, TV and telephone point

### **Bedroom Two**

With radiator and windows to side and rear elevations with carpeted floor







### **Outside**

To the front of the property is a patio area leading to a raised lawn area. There are pleasant views to the front of the property overlooking adjacent farmland.

### Services

All mains services connected.

### Land Registry

The property is held on the Land Registry under Title Number SF548512.

It is understood that there is a right of way across the neighbouring property to gain access to the front of the dwelling off Alderhay Lane.

### Tenure and Possession

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

### Local Authority

The local authority is Staffordshire Moorlands District Council to whom interested parties should make their enquiries of planning or other relevant matters.

### Viewings

At any reasonable time with a set of these particulars.

### Mapping

The plans provided in these particulars are indicative and for identification purposes.

### Wayleaves & Easements

The land is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

- **Two Bedroom Semi Detached Property**
- **With Views over Surrounding Countryside**

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