



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



3 School Green, Ipstones, ST10 2LX

Offers In The Region Of £157,500

FOR SALE BY PRIVATE TREATY

A rare opportunity to purchase this deceptive, two bedroom terrace cottage offering character and charm with a small patio to the front and rear of the property. The property is extremely well maintained and has double glazing throughout, with gas central heating 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. Before reaching the Red Lion turn left onto Brookfields Road, then take the first left into a small cul de sac at which, the property will be found on the right hand side indicated by our For Sale board.

Living Room 11'11" x 11'10" (3.64m x 3.63m)



With radiator, inset fireplace with a log burner and a UPVC double glazed window to front aspect

Kitchen 11'7" x 8'11" max (3.55m x 2.72m max)



With radiator, external wooden door and UPVC double glazed window to rear, a range of kitchen units, plumbing for a washing machine, space available for cooker, a wall mounted Baxi boiler and stairs off.

Staircase

Leading to first floor:-

Bedroom Number One 11'11" x 11'10" (3.65m x 3.62m)



With radiator, fitted wardrobes and UPVC double glazed window to the front aspect

Shower room 6'4" x 5'0" max (1.95m x 1.53m max)



With radiator, shaver point, laminate floor, corner shower with Triton shower equipment, pedestal wash hand basin and low level WC

Bedroom Number Two 8'11" x 5'8" (2.72m x 1.73m)



With radiator and UPVC double glazed frosted window to the rear

Outside



Flagged patio to the front aspect with flowered borders.

To the rear is an enclosed yard area.

Outbuilding 7'4" x 10'4" (2.24m x 3.16m)

A short distance from the property is a brick built outbuilding accessed via a right-of-way in favor of the property.

Council Tax Band

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.

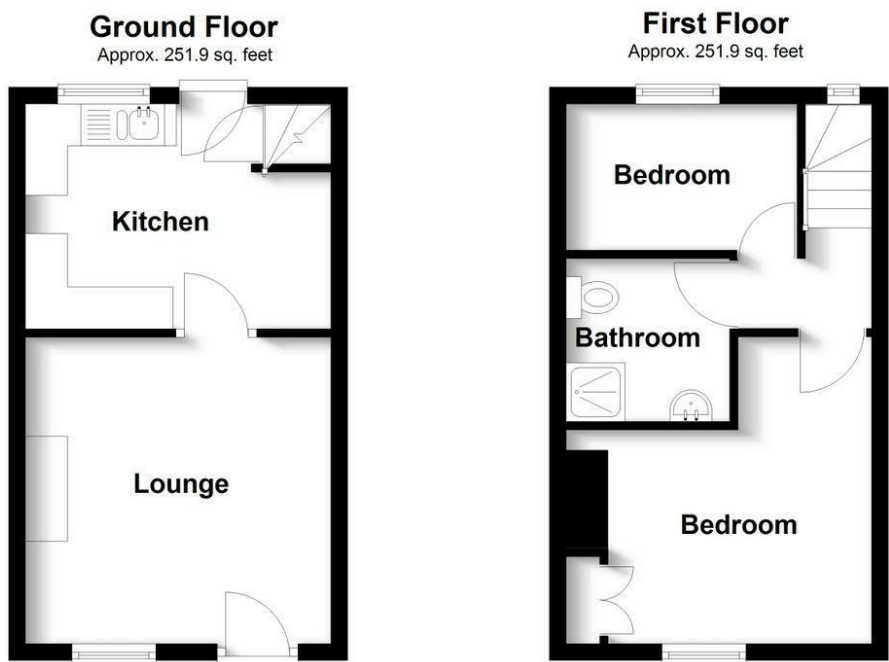
Please Note

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



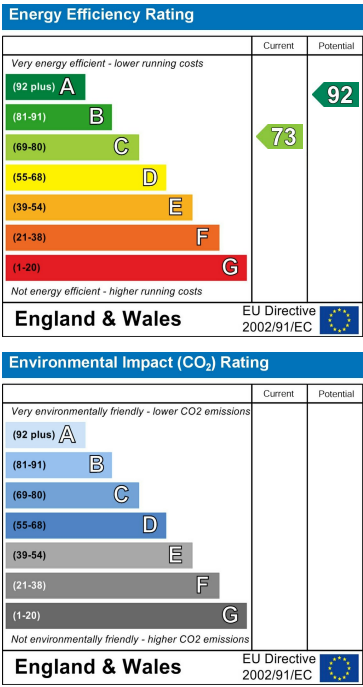
Total area: approx. 503.9 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.