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84 Church Street
Stoke-on-Trent
ST4 1BS

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- Fully Modernised Period Cottage
- Oil Central Heating and Double Glazing
- EPC Ordered, Council Tax D
- Rural setting, extensive grounds with paddock. Approx 1.25 acres
- Modern Kitchen and Bathroom
- Ask an adviser to book your viewing



Milngarran Cottage, Whitehurst Lane
Stoke-On-Trent, ST10 2PG

£630,000

Description

A fully modernised detached cottage with adjacent paddock situated in a rural setting on the outskirts of Dilhorne. With views onto open fields this extensive plot of circa 1.25 acres incorporates greenhouses a Sun House and a paddock. The property Benefits from double glazing throughout, modern kitchen and bathrooms with oil central heating. Accommodation comprises entrance porch, living room, dining room, rear hallway, ground floor bathroom, large kitchen open plan onto an additional living room at ground floor level with an office, three bedrooms, one en-suite and a family bathroom to the first floor. Externally there are extensive grounds incorporating a pond, greenhouses, chicken coop, Sun house, decked seating areas with views onto open field and an additional paddock.

Ground Floor

Entrance Porch

With PCVU door to front, carpeted floor.

Living Room 12' 2" x 12' 0" (3.72m x 3.65m)

With wooden floor, radiator, Power Point, aerial point, feature oak beam, insert log burner stove.

Dining Room 12' 0" x 8' 3" (3.67m x 2.51m)

With wooden floor, radiator, Power Point, inset spotlights window onto rear.

Rear Hall

With wooden floor, radiator, PVCU door to rear.

Bathroom 8' 9" x 8' 2" (2.66m x 2.48m)

Fitted bathroom suite in white with WC, pedestal basin, panel bath, enclosed shower cubicle with electric shower. Part tiled walls and fully tiled floor. Includes heated chrome towel radiator and inset spotlights.

Kitchen 19' 9" x 9' 11" (6.02m x 3.01m)

Modern fitted kitchen with cream wall and base units wood effect surfaces over. Part tiled walls and fully tiled floor. Includes integrated cooker hob and extractor hood, Washer point, Power Point, inset spotlights, patio door onto side. Open plan onto reception room.

Living Room 16' 7" x 9' 8" (5.06m x 2.94m)

With carpeted floor, radiator, wall lights, Power Point, patio door onto rear garden.

First Floor

Landing

With carpeted floor, inset spotlights, Power Point, stairs off.

Bedroom 1 12' 2" x 12' 3" (3.70m x 3.73m)

With carpeted floor, radiator, power points, wall lights. en-suite bathroom off.

En-suite 9' 5" x 4' 3" (2.88m x 1.29m)

Modern fitted bathroom suite in white with WC, basin set in vanity unit and panel bath. Part tiled walls and wood floor. Includes heated towel radiator, spotlights and extractor fan.

Bedroom 2 9' 11" x 11' 9" (3.02m x 3.58m) Maximum measurement

With carpeted floor, radiator, Power Point, inset spotlights.

Office 9' 3" x 4' 3" (2.81m x 1.29m)

Currently used as an office but suitable for a small child's bedroom with carpeted floor, radiator, Power Point, built-in storage.

Bedroom 3 9' 5" x 11' 8" (2.88m x 3.55m)

With carpeted floor, radiator, Power Point, inset spotlights, windows two front and side.

Family Bathroom 9' 3" x 4' 5" (2.81m x 1.35m)

Modern fitted bathroom suite and white with WC, basin set in vanity unit, walk-in shower cubicle with rain full style shower. Part tiled walls and vinyl floor. Includes inset spotlights, heated towel radiator and extractor fan.

Outside

Situated only large plot with an adjacent field the grounds are extensive and comprise block paved walkways, decked seating areas, front, side and rear lawns, greenhouse and a large sun house with further storage sheds at the rear.

Sun House

Room1: 4.90x3.92. .With wooden floor, electrical power and wood double glazed windows. Room 2: 3.20x3.92 with wooden floor, electrical power and wood double glazed windows.

Land Adjacent

On the opposite side of the lane to the house is a further field included in the sale which may suit stabling of horses subject to appropriate permissions. To the side of the paddock and three parking spaces.

Relevant Infomation

The property is heated by oil central heating and not on mains gas as is common for rural properties. The access lane is un adopted.

Viewings

To view this, or any other of our properties, please call **01782 847083**.

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Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Our Services

Homebuyer Reports

If you are buying a house, you should consider having an RICS HomeBuyer Report. Unlike a mortgage valuation, the HomeBuyer Report provides you with an assessment of the condition of the property and advises on repairs and maintenance required, so you can make an informed decision about your purchase. At Keates Hulme, our experienced surveyors are regulated by the Royal Institute of Chartered Surveyors, and we even offer a post-valuation consultation, where we can give advice on any issues raised in the report.

Lettings

Thinking of letting your property? Keates Hulme can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

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Keates Hulme offer a comprehensive sales service, with helpful and friendly advice every step of the way, and the opportunity to monitor the viewing statistics and general interest in your property online. All our sales and lettings properties are listed with Rightmove and can be viewed online by potential purchasers countrywide. Ask a member of staff for a free, no obligation appraisal of your property today!

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Energy performance certificate (EPC)

Milngarran Cottage Whitehurst Lane Dilhorne STOKE-ON-TRENT ST10 2PG	Energy rating D	Valid until: 21 July 2034
		Certificate number: 9162-3040-8203-5194-1204

Property type Detached house

Total floor area 118 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance