



Church Croft

Caverswall



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

8 Church Croft

Caverswall
Stoke on Trent
ST11 9EB

- * Situated within a modern and popular cul-de-sac in a highly sought-after village setting, this beautifully presented three-bedroom semi-detached home has been significantly improved by the current vendors and offers stylish, ready-to-move-into accommodation throughout.
- * The property provides well-proportioned living space ideal for family life, with a contemporary kitchen fitted with a range of integrated appliances, whilst the spacious master bedroom benefits from its own en-suite shower room. Two further bedrooms and a well-appointed family bathroom complete the first-floor accommodation.
- * Externally, the property enjoys off-street parking to the front, whilst to the rear is a beautifully landscaped garden, thoughtfully designed to create an attractive and private outdoor space perfect for relaxing and entertaining.
- * Combining modern living, a desirable location and high-quality presentation throughout, this delightful home is sure to appeal to a wide range of purchasers.
- * An ideal family home – viewing is strongly advised to fully appreciate all that this superb property has to offer.

Price : £375,000



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1



2



C

Council
Tax Band

E



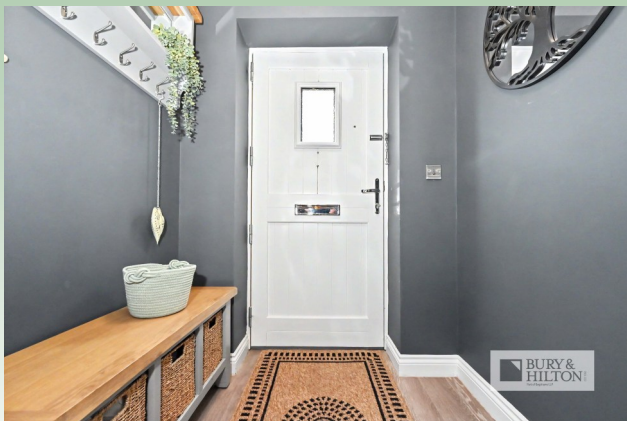
Leek Office - 01538 383344



leek@buryandhilton.co.uk



Accommodation



Entrance Porch

Karndean flooring. Access to:

Entrance Hall

Karndean flooring. Stairs off. Understairs storage. Radiator.

W.C.

W.c. Wash basin with storage unit below. Radiator. Karndean flooring.



Kitchen / Dining Room

Range of fitted wall and base units. Sink unit with drainer, rinsing bowl and mixer tap. Gas hob, electric oven and extractor unit above. Karndean flooring. Spotlights. Cupboard housing central heating boiler. Radiator. Integrated fridge, freezer, dishwasher and washing machine. Double doors to rear.

Living Room

Radiator x 2.

First floor

Landing area

Loft access. Airing cupboard.

Master Bedroom

Radiator.

Ensuite

Shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Tiled floor. Spotlights. Wall mounted cupboard.

Bedroom

Radiator.

Bedroom

Radiator.

Bathroom

Bath. W.c. Wash basin with storage unit below. Radiator. Spotlights.





Outside

Externally, the property enjoys off-street parking to the front, whilst to the rear is a beautifully landscaped garden, thoughtfully designed to create an attractive and private outdoor space perfect for relaxing and entertaining.

Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

Local Authority

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

Method of Sale

The property is offered by Private Treaty

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Services

Mains water, electricity, and drainage.



All measurements are approximate and for display purposes only

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Broadband & Mobile Connectivity: The property is well placed for mobile coverage; check the website www.ofcom.org.uk for specific connectivity details.

Agents Note:

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based



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