

27 Cotehill Road

Werrington

BURY & HILTON EST 1963
Part of the Bagshaws Partnership

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

27 Cotehill Road

Werrington
Staffordshire
ST9 0LN

* A superb three bedroom extended family home located in a sought after and very well established residential area in Werrington.
* The property is ideally located for the local shops, schools and other amenities and also offers easy access to Hanley city centre and the market town of Leek.
* Benefiting from Upvc double glazing and gas fired central heating.
* The main internal accommodation briefly comprises: Entrance Porch, Entrance Hall, Kitchen, Utility Area, W.c, TV / Study (has been used as a Bedroom) and extended Lounge / Dining Room and Conservatory0 to the ground floor. Landing Area, Three Bedrooms and Bathroom to the first floor.
* The loft space has been boarded and has access ladders, power and lighting and the vendor currently utilises this as a work area.
* Block paved double driveway to the front providing off street parking.
* To the rear of the property is an immaculate, private enclosed garden area with lawned and paved areas, display borders and very useful garden shed with power and lighting.
* A very well appointed family home of which an internal inspection is a must.

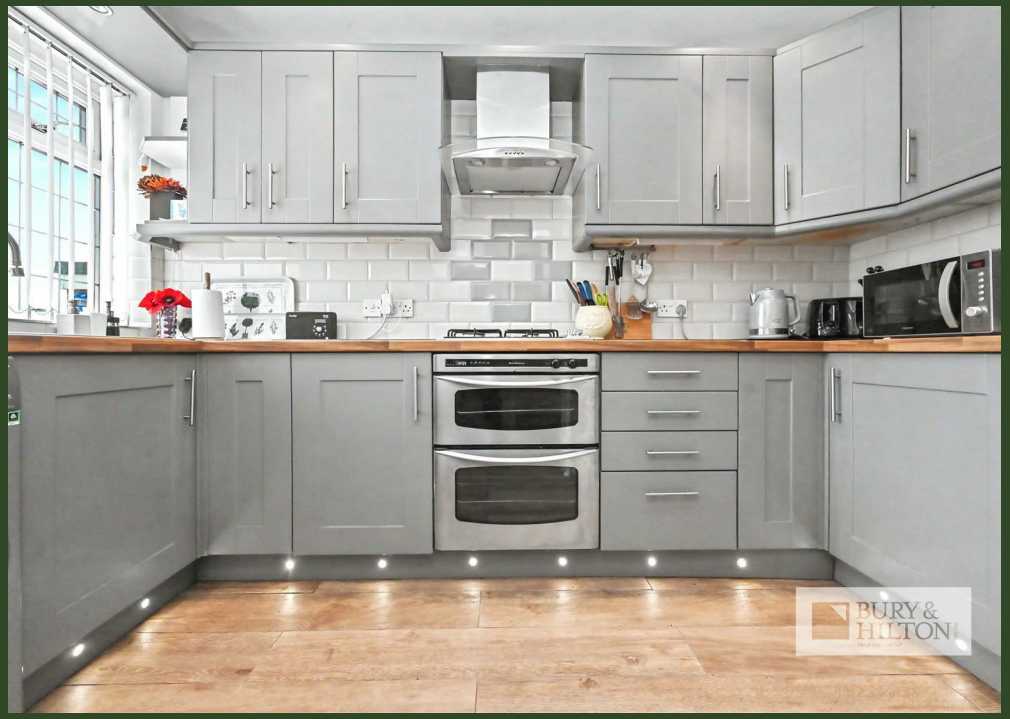
Offers In The Region Of £224,950

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Leek - 01538 383344

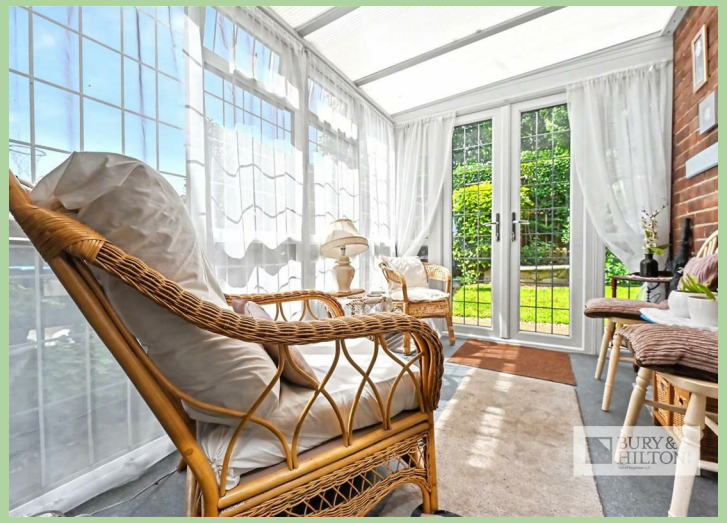
leek@buryandhilton.co.uk

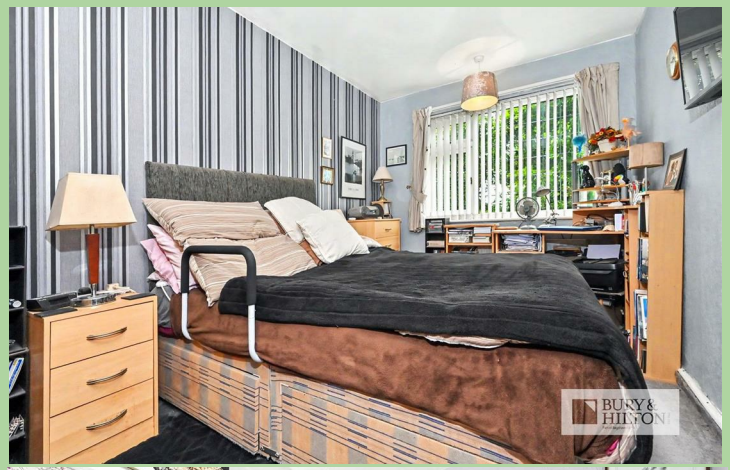
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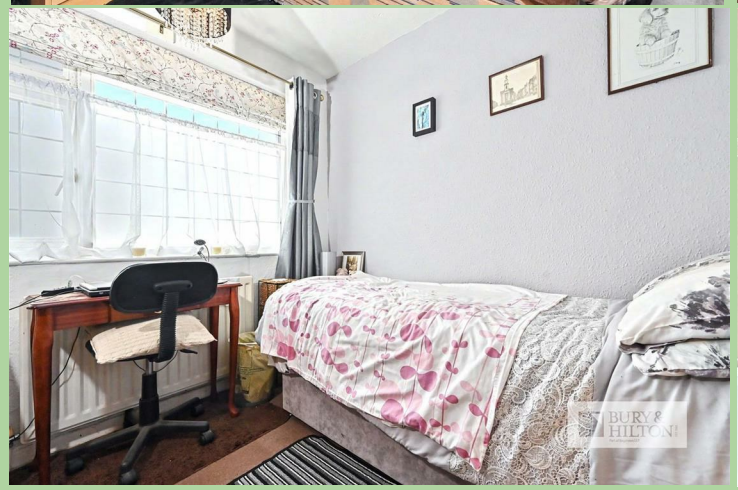














General Information

Entrance Porch
Laminate flooring.

Entrance Hall
Laminate flooring. Stairs off. Radiator.

Kitchen 5'11" x 11'1" (1.80 x 3.38)
Wall and base units. Sink unit with drainer and mixer tap. Plumbing point. Tiled floor. Gas hob, electric oven and extractor unit. Tiled floor. Kick-board lighting.

Utility Area
Range of storage cupboard with one housing wall mounted central heating boiler. Laminate flooring.

W.c
W.c. Wash basin.

Study / TV room
Radiator. Laminate flooring. The vendor has informed us this has previously been used as a Bedroom.

Lounge / Dining Room 19'7" x 17'4" (5.97 x 5.28)
Radiator x 2. Coal effect gas fire with feature surround. Rear door. Access to:

Conservatory
Double doors to rear.

First Floor

Landing Area
Loft access with pull down ladders, power and lighting. The vendor currently utilises some of the loft as an office space.

Bedroom 13'2" x 8'1" (4.01 x 2.46)
Radiator.

Bedroom 10'0" x 9'0" (3.05 x 2.74)
Radiator.

Bedroom 8'2" x 8'0" (2.49 x 2.44)
Radiator.

Bathroom 6'8" x 5'5" (2.03 x 1.65)
Bath with feeder shower. W.c. Wash basin. Tiled walls. Heated towel rail.

Outside
Block paved double driveway to the front providing off street parking.

To the rear of the property is a private enclosed garden area with lawned and paved areas, display borders and very useful garden shed with power and lighting.

Security lighting and outside tap.

Viewing
By prior appointment through the Agents.

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



All measurements are approximate and for display purposes only

Mobile Network Coverage
The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (https://www.ofcom.org.uk) to obtain an estimate of the signal strength for this specific location.

Rights of Way, Wayleaves and Easements
The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession
The property is sold freehold with vacant possession granted upon completion.

AML CHECKS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

Agents Notes

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 on information available at the time of printing.

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