



April Cottage Stanley Road Stoke-On-Trent



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April Cottage Stanley Road

Stoke-On-Trent
ST9 9LL

- * Bury & Hilton are delighted to offer to the market this two bedroom, detached cottage in the sought after area of Stockton Brook. Recently renovated to a high standard by the current vendors.
- * The accommodation briefly comprises of: Kitchen, W.c, Living Room to the ground floor. Landing Area, Two Bedrooms and Shower Rooms to the first floor.
- * The kitchen has fitted wall and base units with integral Bosch electric oven, integral gas hob, extractor hood, integral dishwasher and a composite sink.
- * The works carried out include: a new combi boiler, re-wire, re-plumb, loft insulation, guttering replaced and the roof has been felted and tiled with Staffordshire Blue tiles.
- * In addition, the lead piping has been replaced with plastic piping. All windowsills within the property are limestone giving a rustic look.
- * Gravelled drive providing off street parking and a small enclosed lawned garden area.
- * Selling with no upward chain involved, a viewing is highly recommended to appreciate this fully renovated home's location and finish.

Offers In The Region Of £235,000



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Leek - 01538 383344



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General Information

Kitchen

Range of fitted wall and base units. Gas hob, electric oven and extractor unit above. Integrated dishwasher. Sink unit with mixer tap. Central heating boiler. Radiator x 2. Double doors to front. Spotlights. Tiled floor.

W.c

W.c. Radiator. Tiled floor.

Living Room

Radiator x 2. Front door. Stairs off.

First Floor

Landing Area

Sky light.

Bedroom

Radiator. Loft access.

Bedroom

Radiator.

Shower Room

Shower cubicle. W.c. Wash basin. Heated towel rail. Sky light window.

Outside

Gravelled drive providing off street parking. Small enclosed lawned garden area.

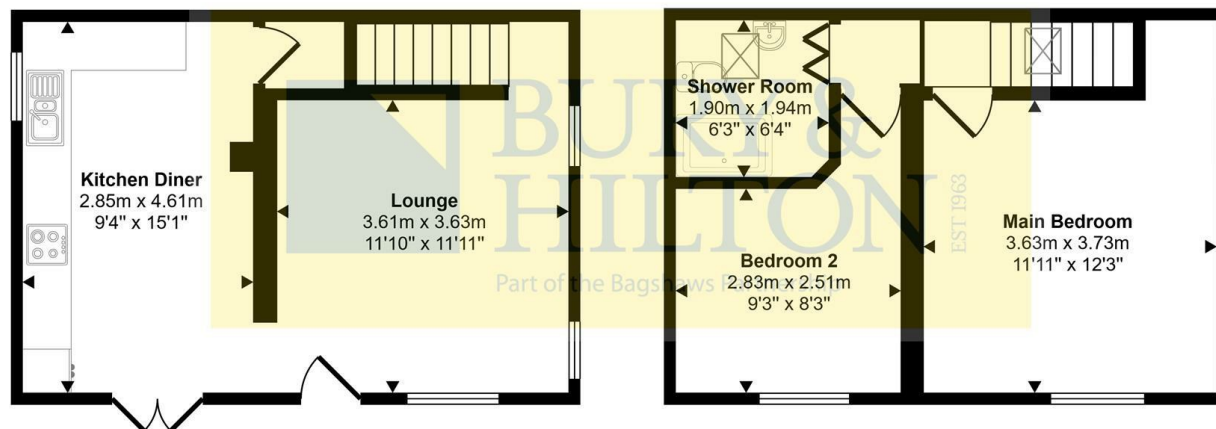
Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

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.

Approx Gross Internal Area
63 sq m / 673 sq ft



Ground Floor
Approx 31 sq m / 335 sq ft

First Floor
Approx 31 sq m / 338 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Tenure and Possession

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

Viewing

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

PLEASE NOTE

We have been advised by the vendor that there is a easement in place across the gravel at the front of the property to a neighbours land.

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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