



Ashbourne Road  
Stoke-On-Trent



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

# 1 Archbury Cottages, Ashbourne Stoke-on-Trent ST10 2HU



- \* A delightful semi-detached character cottage providing two double bedroom accommodation lying next to Whiston golf course and enjoying views of the surrounding countryside.
- \* The property is within easy travelling distance of the market towns of Ashbourne, Leek, Cheadle and Uttoxeter.
- \* Having oil fired central heating and double glazing the good sized accommodation briefly

**Per Calendar Month  
£850 Per Calendar Month**



Staffordshire - 01538 383344



leek@buryandhilton.co.uk

## Entrance Hall / Dining Room

10'6 x 12'5

Radiator.

## Living Room

Radiator x 2. Log burner. Stairs off. Understairs storage.

## Kitchen

6'5 x 12'4

Wall and base units. Electric hob and oven with extractor unit above. Radiator. Tiled floor. Plumbing point. Central heating boiler.

## First Floor

### Landing Area

Radiator. Airing cupboard.

### Bedroom

11'9 x 11'6

Radiator. Fitted wardrobes x 2.

### Bedroom

12'5 x 11'4

Radiator. Fitted wardrobes x 2.

### Bathroom

6'11 x 11'3

Bath with shower over. W.c. Wash basin with storage unit below. Radiator.

## Outside

Externally there is a garden to the front mainly laid to lawn and a parking beyond providing off road parking for two vehicles. Garden shed.

## Application

Applications for the tenancy of this property must be in writing to Bury & Hilton and on the prescribes 'Application for Tenancy form'.

## 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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



**Bagshaws**  
Ashbourne 01335 342201  
Bakewell 01629 812777  
Uttoxeter 01889 562811

**Bury & Hilton**  
Leek 01538 383344

arla | propertymark

