



40 Church Lane
Stoke-On-Trent



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

40 Church Lane Stoke-On-Trent ST10 2LF



- * A two bedroom mid-terrace cottage situated in the highly sought after Staffordshire Moorlands village of Ipstones which offers an array of local amenities.
- * The accommodation which benefits from gas fired central heating briefly comprises: Lounge and Kitchen to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.
- * To the rear of the property is a very useful store with power and lighting and water.
- * Good sized front garden area.
- * A viewing of the property comes strongly recommended.

**Per Calendar Month
£750 Per Calendar Month**



Staffordshire - 01538 383344



leek@buryandhilton.co.uk

Living Room

11'10 x 11'11

Log burner. Radiator.

Kitchen

11'10 x 6'4

Range of wall and base units. Sink unit with mixer tap. Electric hob and oven. Tiled floor. Radiator. Rear door.

Landing Area

Wood flooring. Access to:

Bedroom

10'5 x 8'10

Radiator. Wood flooring.

Bedroom

8' x 7'10

Radiator. Wood flooring.

Bathroom

Bath. W.c. Wash basin. Radiator. Wood flooring.

Outside

Good sized front garden area. Useful store to rear with plumbing point.

Viewing

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

Application

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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