

The Cottage

Withington, Leigh, ST10 4PU



Attractive detached country cottage in need of completion having been partially renovated, with an enclosed rear garden and potential for off road parking, providing a huge amount of potential to personalise and finish as you wish, situated in the quiet hamlet of Withington forming part of Leigh.

£195,000



John German

For sale with no upwards chain. If searching for a small project to continue the work already undertaken and to finish the accommodation to suit your needs, viewing and consideration of this cute country cottage is highly recommended. Nestled in the quiet hamlet siding to the road with an enclosed garden, and a detached outbuilding on the opposite side of the road, which if removed would offer the opportunity of additional off-road parking (subject to obtaining any necessary consents). The property benefits from new piped radiators, though at present the previously installed combi-oil-fired boiler system has not yet been connected and will now need to be upgraded to comply with the latest regulations. This provides the potential to easily complete this installation or install a system of your choice whether that be oil, LPG or the possibility of air sourced. Once completed making this an ideal country retreat, lock and leave bolthole or holiday let investment.

The village of Church Leigh is only a brisk walk away where you will find All Saints First School, The Star public house, a small post office, the village hall and recreational ground and All Saints Church. The surrounding towns of Uttoxeter, Stafford, Stone and Cheadle are all within easy commutable distance, as are the amenities found in the larger village of Tean. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

A timber entrance door opens to the living room which has a feature two tone quarry tiled floor which flows through the entire ground floor accommodation, with dual aspect windows and a focal fireplace (including a new cast iron stove that needs to be installed), beamed ceiling and a useful understairs cupboard. Stairs rise to the first floor and a door opens to the kitchen, having a range of bespoke wooden units with fitted timber worktops, an inset Belfast style sink set below the front facing window, a fitted electric hob with a hood over, a new oven available for fitting underneath and space including plumbing already provided to easily accommodate further appliances.

A lobby has a timber door that opens to the outside, and a door to the fully tiled bathroom which has white three-piece suite incorporating a panelled bath with plumbing for a mixer shower over.

The lovely timber staircase rises to the first-floor landing, where a skylight provides natural light and doors open to the two comfortably sized bedrooms, one of which has dual aspect windows.

Outside, to the side of the cottage there is space for a shed with a dwarf wall and steps leading to the enclosed garden which though in need of attention, provides a blank canvas to landscape as you wish, currently providing space for a summerhouse

and space for a further shed. To the front of the cottage double gates leads to an area suitable to be hard landscaped to park a small car. On the opposite side of the lane is a detached brick-built outbuilding, offering the potential to demolish and create additional parking (subject to any necessary consents, although it is understood that as the lane is unclassified, planning permission should not be required).

- What3words:** ///romantics.steadily.policy
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Drive & potential for additional provision
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: System not yet in operation
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/0508206

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	32 F	
1-20	G		

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