



9 Church Croft Stoke-On-Trent



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9 Church Croft

Stoke-On-Trent
ST11 9EB

- * A superb three bedroomed family home located in the sought after village of Caverswall.
- * The property offers very well presented accommodation throughout and benefits from double glazing and gas fired central heating.
- * Accommodation briefly comprises: Entrance Hall, W.c, Living Room and Kitchen / Dining Room with integrated appliances to the ground floor. Landing Area, Master Bedroom with En-Suite, Two further good sized Bedroom and Family Bathroom to the first floor.
- * Allocated off street parking and an enclosed rear garden area with paved patio area and lawned garden area.
- * The property also benefits from a storeroom with front and rear access, perfect for bikes, bins, or outdoor gear.
- * An internal inspection of the property comes highly recommended to fully appreciate the space on offer and the superb position the property occupies.
- * The property is offered For Sale with No Upward Chain involved.

£330,000



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Leek - 01538 383344



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General Information

Entrance Hall

Stairs off. Radiator.

W.c.

W.c. Wash basin. Radiator.

Living Room

Radiator. Electric fire.

Kitchen / Dining Room

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Integrated fridge / freezer. Gas hob, electric oven with extractor unit above. Double doors to rear garden. Radiator. Spotlights.

First Floor

Landing Area

Access to:

Master Bedroom

Radiator.

En-Suite

Shower cubicle. His & Hers wash basins. W.c.

Bedroom

Radiator.

Bedroom

Radiator.

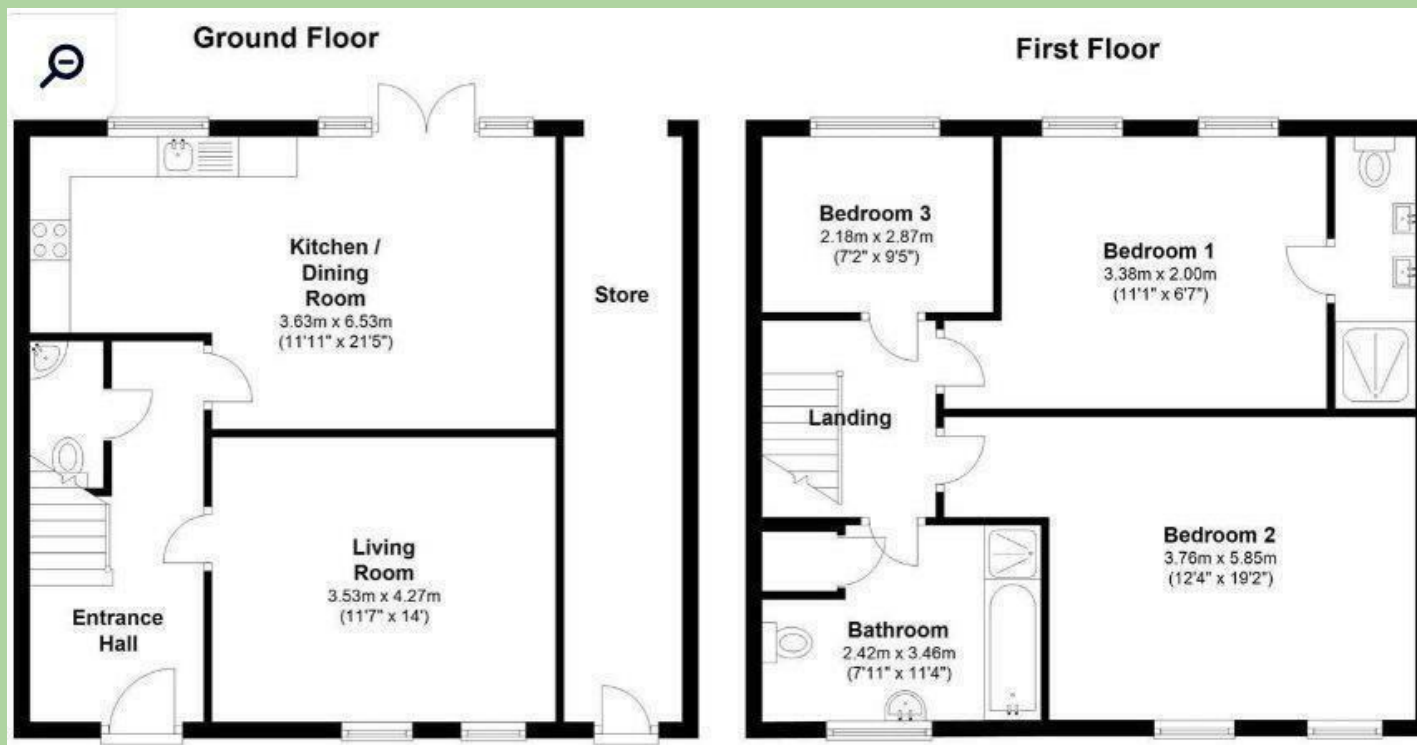
Bathroom

Bath. Shower cubicle. Wash basin. Radiator. W.c.

Outside

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.



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.

Viewing

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

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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