



Southview Hulme Lane, Werrington, Stoke-On-Trent, Staffordshire,

Offers In The Region Of £560,000

- Detached home
- Three reception rooms
- Original beams
- Four bedrooms
- En-suite bathroom
- Triple garage
- Large kitchen with island unit
- Uninterrupted rural views

Southview Hulme Lane, Stoke-On-Trent ST9 0DE

This stunning four bedroom detached property is located in a much sought after area with uninterrupted rural views.

You are welcomed into the property via the porch that leads to the breakfast kitchen. Perfect for entertaining, this space has a large island unit, solid oak worktops, Belling extractor hood, Belling range oven, integral Neff dishwasher, ceramic undermount sink, integral fridge freezer along with purpose built storage and plumbing for a concealed washing machine and tumble dryer. The original beams provide character and authenticity.

To the right of the kitchen is a snug room, whilst to the left is a formal dining room. Oak doors, wood flooring and a multi fuel burner with brick surround make this an impressive space. A useful WC with a feature vanity sink and stairs be found in the dining room as well as the stairs to the first floor.



Council Tax Band: F



Ground Floor

- Size : -

Entrance Porch

4'4" x 4'2"

UPVC double glazed door to the frontage, UPVC double glazed window to the side aspect, storage cupboard, electric radiator, inset ceiling spotlights. - Size : - 4' 4" x 4' 2" (1.31m x 1.28m)

Kitchen/Breakfast Room

18'9" x 14'1"

UPVC double glazed door to the frontage, 2 x UPVC double glazed window to the rear, UPVC double glazed window to the frontage, range of units to the base and eye level, island unit, solid oak worktops, Belling extractor hood, Belling range oven, integral Neff dishwasher, ceramic undermount sink, chrome mixer tap, integral fridge freezer, purpose built storage and plumbing for concealed washing machine and tumble dryer, ceiling spotlights, original beams, radiator. - Size : - 18' 9" x 14' 1" (5.72m x 4.29m)

Snug

14'6" x 8'6"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, radiator, inset ceiling spotlights, original beams. - Size : - 14' 6" x 8' 6" (4.43m x 2.58m)

Dining Room

19'9" x 14'1" Max measurement

UPVC double glazed door to the frontage, 2 x UPVC double glazed windows to the frontage, stairs to the first floor, multi fuel log burner, tiled hearth, brick surround, wood lintel, WC off. - Size : - 19' 9" x 14' 1" (6.02m x 4.29m) Max measurement

WC

4'10" x 4'7"

Low level corner WC, vanity stone wash hand basin, chrome mixer tap, extractor fan. - Size : - 4' 10" x 4' 7" (1.48m x 1.40m)

Sitting Room

20'11" x 14'3"

2 x UPVC double glazed windows to the rear, 2 x radiators, understairs storage, multi fuel log burner, tiled hearth, oak glazed double to the drawing room. - Size : - 20' 11" x 14' 3" (6.38m x 4.35m)

Drawing Room

16'1" x 13'9"

UPVC double glazed French doors to the side aspect, 2 x UPVC double glazed sidelight windows, multi fuel fire, Art Deco style cast iron surround, built in storage cupboards, radiator. - Size : - 16' 1" x 13' 9" (4.89m x 4.18m)

First Floor

- Size : -

Landing

Loft access, inset ceiling spotlights, original beams. - Size : -

Bedroom One

13'1" x 10'9"

UPVC double glazed window to the side aspect, radiator, original beams, en-suite. - Size : - 13' 1" x 10' 9" (3.98m x 3.27m)

En-suite

9'8" x 5'3"

Velux skylight, free standing roll top slipper bath, chrome telephone style mixer tap and hand held shower attachment, low level WC, pedestal wash hand basin, vintage style radiator, inset ceiling spotlights, extractor fan, part tiled. - Size : - 9' 8" x 5' 3" (2.95m x 1.59m)

Bedroom Two

16'0" x 12'3" Max measurement

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, built in wardrobes, eaves storage, radiator, inset ceiling spotlights, original beams. - Size : - 16' 0" x 12' 3" (4.87m x 3.73m) Max measurement

Shower Room

11'0" x 4'5"

UPVC double glazed window to the frontage, shower enclosure, chrome rainfall shower head, wall mounted chrome telephone style mixer tap, chrome handheld shower attachment, low level WC, vanity wash hand basin, chrome mixer tap, fully tiled, inset ceiling spotlights, extractor fan. - Size : - 11' 0" x 4' 5" (3.35m x 1.35m)

Bedroom Three

14'4" x 7'11"

UPVC double glazed window to the frontage, radiator. - Size : - 14' 4" x 7' 11" (4.37m x 2.42m)

Bedroom Four / Dressing Room

11'0" x 6'3"

UPVC double glazed window to the rear, radiator. - Size : - 11' 0" x 6' 3" (3.35m x 1.90m)

Externally

To the frontage, block paved driveway, mature trees, fence boundary, rural views.

To the side, area laid to lawn, area laid to gravel, fence boundary, rural views, triple garage, oil tank.

To the rear, area laid to gravel, fence and hedge boundary. - Size : -

Garage

Triple garage, power and light, wooden doors. - Size : -

AML REGULATIONS

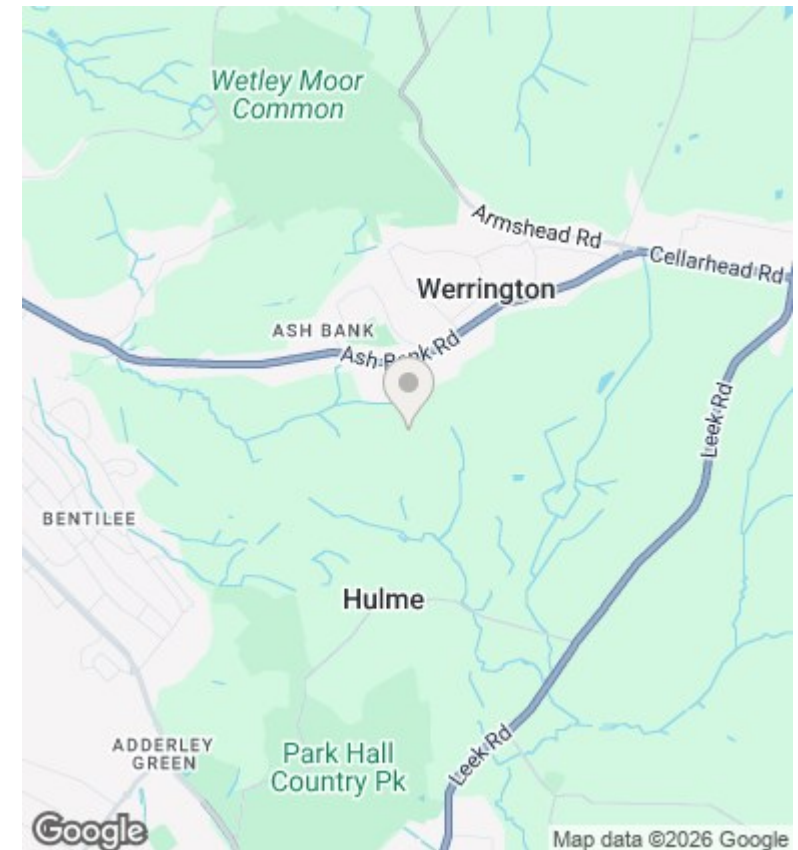
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 12/2024



Directions

From our Derby Street, Leek, offices proceed to the roundabout turning right into Haywood Street. Proceed to the traffic lights turning left onto the A520 Cheddleton Road. Follow this road passing through the villages of Leekbrook, Cheddleton and Wetley Rocks. Upon reaching the Cellarhead traffic lights, turn right into the A52 Cellarhead Road. This road then becomes Ashbank Road. Turn left at the set of traffic lights onto Salters Lane then

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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