



10 Breech Close
Stoke-On-Trent



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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10 Breech Close

Stoke-On-Trent
Staffordshire
ST10 3JH

- * This three bedroom semi-detached family home is located in the very sought after Staffordshire Moorlands village of Waterhouses, situated on the edge of the Peak District national park and convenient for travelling into the market towns of Leek and Ashbourne.
- * The property benefits from oil fired central heating and Upvc double glazing and briefly comprises: Entrance Hall, Living Room, Kitchen / Diner, Rear Hall and Utility Room to the ground floor. Landing Area, Three good sized Bedrooms and Bathroom to the first floor.
- * To the rear of the property is an enclosed garden area laid mainly to lawn with two useful outside stores, the front of the property enjoys an outlook towards the surrounding countryside.
- * An ideal family home of which an internal inspection is essential.



Offers In The Region Of £265,000



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General Information

Entrance Hall

Radiator. Stairs off.

Living Room 14'11" x 12'9" (4.55m x 3.91m)

Open fire. Radiator.

Kitchen / Diner 11'10" x 10'7" (3.61m x 3.23m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Integrated fridge and dishwasher. Electric hob and oven with extractor unit above. Radiator.

Rear Hall

Rear door. Radiator. Understairs storage. Storage cupboard off.

Utility Room

Plumbing point.

Landing Area

Loft access pull down ladders and lighting. Radiator. Airing cupboard.

Bedroom 11'10" x 9'10" (3.61m x 3.00m)

Radiator. Fitted wardrobes.

Bedroom 10'11" x 8'7" (3.33m x 2.62m)

Radiator. Fitted wardrobes and bed surround.

Bedroom 8'0" x 8'11" (2.44m x 2.72m)

Radiator. Built-in storage.

Bathroom 6'9" x 5'2" (2.06m x 1.60m)

Bath with shower over. W.c. Wash basin with storage unit below. Tiled walls. Heated towel rail.

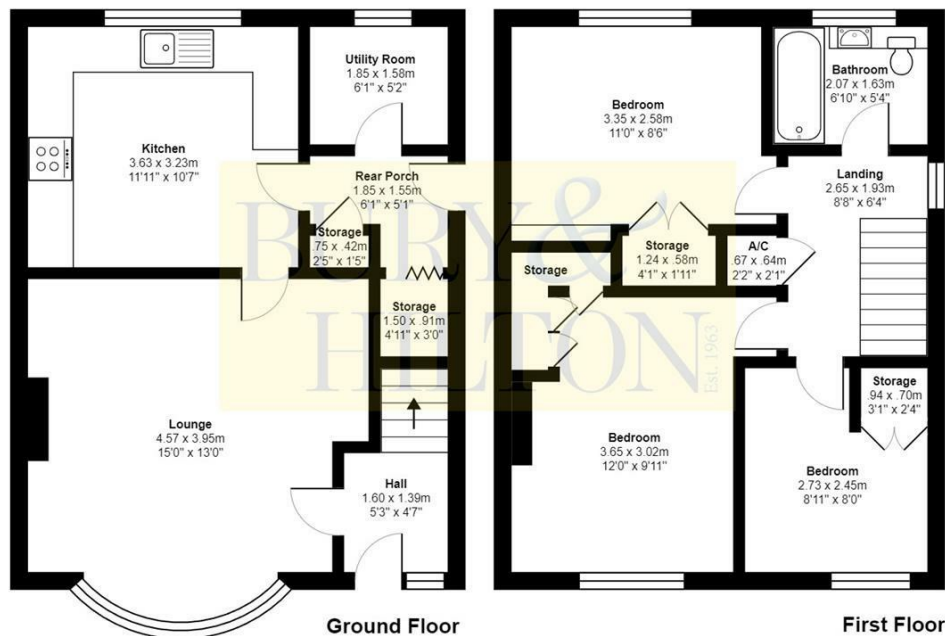
Outside

To the rear of the property is an enclosed garden area laid mainly to lawn with two useful outside stores, the front of the property enjoys an outlook towards the surrounding countryside.

Viewing

By prior appointment through the Agents.





All measurements are approximate and for display purposes only

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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