



Wayside Stanways Lane
Biddulph Moor



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

Wayside Stanways Lane

Biddulph Moor
Staffordshire
ST8 7LD

* This semi-detached property is delightfully situated in a highly sought after rural location and occupies a plot of just under one quarter of an acre.

* The property itself provides reasonable sized accommodation with two reception rooms, kitchen, three bedrooms and bathroom and enjoys the benefit of central heating.

* It offers the opportunity to purchase a pleasantly located rural property with potential to improve and extend if required, subject to the necessary planning consents.

* The property is offered For Sale with No Upward Chain Involved.

Offers In The Region Of £295,000



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Leek - 01538 383344



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General Information

Entrance Hall

Radiator.

Living Room 12'1 x 11'10 (3.68m x 3.61m)

Open fire. Radiator.

Bedroom 11'11 x 9'4 (3.63m x 2.84m)

Radiator. Fitted wardrobes with radiator.

Kitchen 12'2 x 10'10 (3.71m x 3.30m)

Wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Cooker point. Plumbing point. Stairs off. Radiator. cupboard housing central heating boiler. Access to:

Conservatory 7' x 11'3 (2.13m x 3.43m)

Radiator. Tiled floor. Side doors.

Dining Room 10'11 x 10'1 (3.33m x 3.07m)

Radiator.

Bathroom

Bath with shower over. W.c. Wash basin. Radiator.

First Floor

Bedroom 16'2 x 15'3 (4.93m x 4.65m)

Radiator. W.c. & wash basin off.

Bedroom 15'3 x 8'7 (4.65m x 2.62m)

Radiator.

Outside

Gravelled driveway.

Extensive gardens to front and rear.

Agents Notes

We understand the property is on septic tank drainage. The plot amounts to 0.239 of an acre.

What3words: Valid.Screeches.Reinforce

Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

GROUND FLOOR
APPROX. 69.7 SQ. METRES (750.3 SQ. FEET)



FIRST FLOOR
APPROX. 38.3 SQ. METRES (411.9 SQ. FEET)



TOTAL AREA: APPROX. 108.0 SQ. METRES (1162.2 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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.

Sporting, Timber and Mineral Rights

It is understood that these are included in the sale as far as they exist.

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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