



40 Church Lane  
Stoke-On-Trent



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

## 40 Church Lane

Stoke-On-Trent  
ST10 2LF

- \* A two bedroom mid-terrace cottage situated in the highly sought after Staffordshire Moorlands village of Ipstones which offers an array of local amenities.
- \* The accommodation which benefits from gas fired central heating briefly comprises: Lounge and Kitchen to the ground floor. Landing Area, Two Bedrooms and Bathroom to the first floor.
- \* To the rear of the property is a very useful store with power and lighting and water.
- \* Good sized front garden area.
- \* The property maybe of interest to first time buyers or even potentially landlords.
- \* A viewing of the property comes strongly recommended.
- \* Offered For Sale with No Upward Chain involved.



Offers In The Region Of £170,000



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Leek - 01538 383344



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# General Information

**Living Room 11'10 x 11'11 (3.61m x 3.63m)**  
Log burner. Radiator.

**Kitchen 11'10 x 6'4 (3.61m x 1.93m)**  
Range of wall and base units. Sink unit with mixer tap.  
Electric hob and oven. Tiled floor. Radiator. Rear door.

**Landing Area**  
Wood flooring. Access to:

**Bedroom 10'5 x 8'10 (3.18m x 2.69m)**  
Radiator. Wood flooring.

**Bedroom 8' x 7'10 (2.44m x 2.39m)**  
Radiator. Wood flooring.

**Bathroom**  
Bath. W.c. Wash basin. Radiator. Wood flooring.

**Outside**  
Good sized front garden area. Useful store to rear with plumbing point.

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

**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.

**Method of Sale**  
The property is offered for sale by private treaty.

### 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.

### 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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