



# 23 Hamps Valley Road

Waterhouses



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
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## 23 Hamps Valley Road

Waterhouses  
Staffordshire, ST10 3LJ

This spacious four bedroom detached family home is located in a sought after and popular cul-de-sac position in the very popular Staffordshire Moorlands village of Waterhouses.

The property requires some general updating and improvement but offers a great opportunity for the purchaser to go in and put their own stamp on the property.

The property benefits from oil fired central heating and briefly comprises: Entrance Hall, W.c, Sitting Room, Living Room, Kitchen, Dining Room and Side Porch to the ground floor. Landing Area, Master Bedroom with En-Suite, Three further Bedrooms and Family Bathroom to the first floor.

Block paved driveway to the front providing ample off street parking leading to a detached double garage which is divided into two sections-one half as a workshop and the other as a garage.

To the rear of the property is a pleasant sized and very private garden area with lawned areas, paved patio area and display borders backing onto fields.

Offered For Sale with No Upward Chain involved.

**Offers in the region of: £380,000**



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Leek Office - 01538 383344



[info@buryandhilton.co.uk](mailto:info@buryandhilton.co.uk)

**BURY &  
HILTON**  
EST. 1863





# Accommodation

## Entrance Hall

Radiator. Laminate flooring.

## WC

W.c. Wash basin. Heated towel rail. Laminate flooring.

## Sitting Room

Stairs off. Laminate flooring. Coving. Radiator. Bay window.

## Living Room

Radiator. Sliding doors to rear. Coving.

## Kitchen

Wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Radiator. Electric hob and oven with extractor unit above. Tiled floor. Coving. Spotlights. Plumbing point. Central heating boiler.

## Dining Room

Laminate flooring. Radiator. Coving.

## Porch

Side door.

## Landing Area

Airing cupboard. Coving.

## Master Bedroom

Radiator. Coving.

## En-Suite

Shower cubicle. W.c. Wash basin. Heated towel rail. Tiled walls. Coving.

## Bedroom

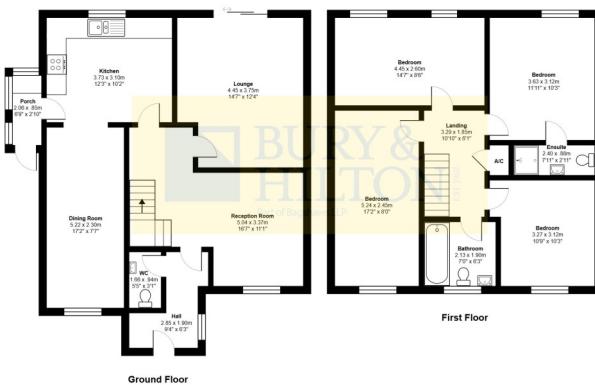
Radiator. Coving.

## Bedroom

Radiator. Coving.

## Bedroom

Radiator. Coving.



#### Bathroom

Bath with feeder shower. W.c. Wash basin. Radiator. Tiled walls. Coving. Laminate flooring.

#### Outside

Block paved driveway to the front providing ample off street parking leading to a detached double garage which is divided into two sections-one half as a workshop and the other as a garage. To the rear of the property is a pleasant sized and very private garden area with lawned areas, paved patio area and display borders backing onto fields.

#### Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

#### Council Tax Band & EPC Rating:

Band D & E

#### Viewing

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

#### Method of Sale

This property is to be sold by Private Treaty.

#### Agents Note:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



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