



Churnet View Road, Oakamoor, Stoke-On-Trent, ST10 3AE.
Offers in the Region Of £195,000

Whittaker
& Biggs Est. 1930

Churnet View Road, Oakamoor, ST10 3AE

A well presented two bedroom country cottage overlooking the River Churnet. Boasting semi rural location with far reaching views and quiet no through road. Excellent opportunity for Air B&B, buy to let investment or first time buy. Situated in close proximity to Alton Towers, Churnet Valley Railway and local country walks.

You're welcomed into the property by an open plan Living Room/Dining Room measuring approximately 27ft with UPVC double glazed door to the front elevation, fireplace with open fire. Fitted Kitchen with a good range of fitted units to the base and eye level, four ring gas hob with electric oven below providing access to rear porch/utility providing plumbing for washing machine.

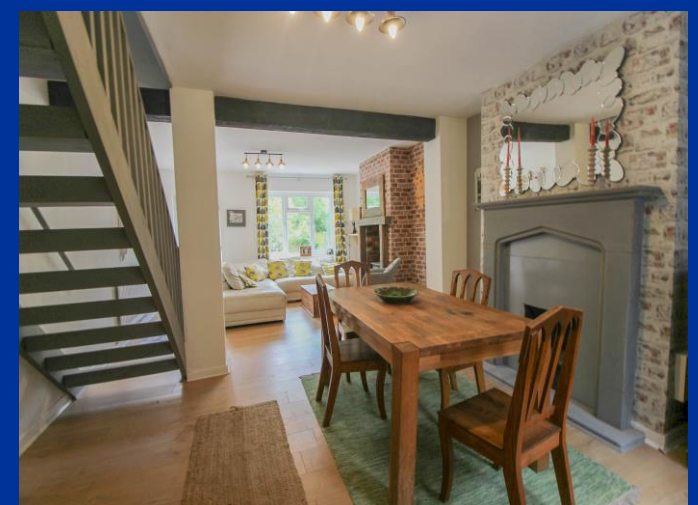
To the first floor are two good sized bedrooms with a well equipped bathroom comprising panelled bath, lower level WC and pedestal wash hand basin.

Externally the property is approached via a large front garden with potential for off road parking provisions subject to relevant permissions.

To the rear is garden with good sized timber shed with planting provisions.

A viewing is highly recommended to appreciate the plot size, location and accommodation.

Offered to the market with NO UPWARD CHAIN.



Living Room 13' 11" x 11' 5" (4.24m x 3.49m)

UPVC double glazed door to the front elevation, UPVC double glazed window to the front elevation, Multi fuel fire set on tiled hearth, exposed brick surround and wood beam mantle, radiator.

Dining Room 11' 6" x 13' 9" (3.51m x 4.19m)

UPVC double glazed window to the rear elevation, radiator, fireplace, staircase to the first floor.

Kitchen 10' 1" x 6' 8" (3.07m x 2.03m)

Range of fitted units to the base and eye level, gas hob with electric oven/grill, extractor fan over, partly tiled walls, stainless steel sink unit with mixer tap over, UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation.

Utility/Rear Porch 9' 11" x 6' 4" (3.02m x 1.92m)

UPVC double glazed window and door to the rear elevation, plumbing for washing machine.

First Floor

Landing

Two loft access.

Bedroom One 11' 10" x 13' 11" (3.61m x 4.25m)

UPVC double glazed window to the front elevation, radiator, feature fireplace with hearth.

Bedroom Two 11' 11" x 7' 11" (3.63m x 2.42m)

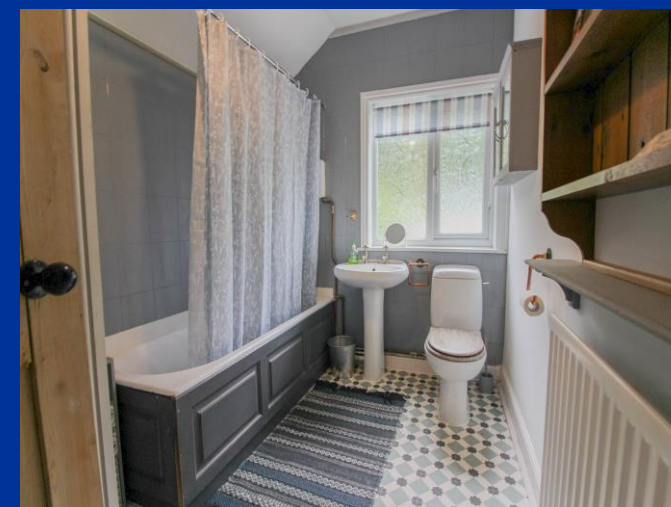
UPVC double glazed window to the rear elevation, radiator.

Bathroom 10' 2" x 6' 10" (3.09m x 2.09m)

UPVC double glazed window to the rear elevation, lower level WC, pedestal wash hand basin, bath with electric shower over, radiator, airing cupboard housing Glow Worm boiler.

Outside

To the front is Indian stone pathway to the front door, raised lawned area, patio area, potential to put off road parking subject to relevant planing permission. To the rear is timber shed, steps leading to raised garden.



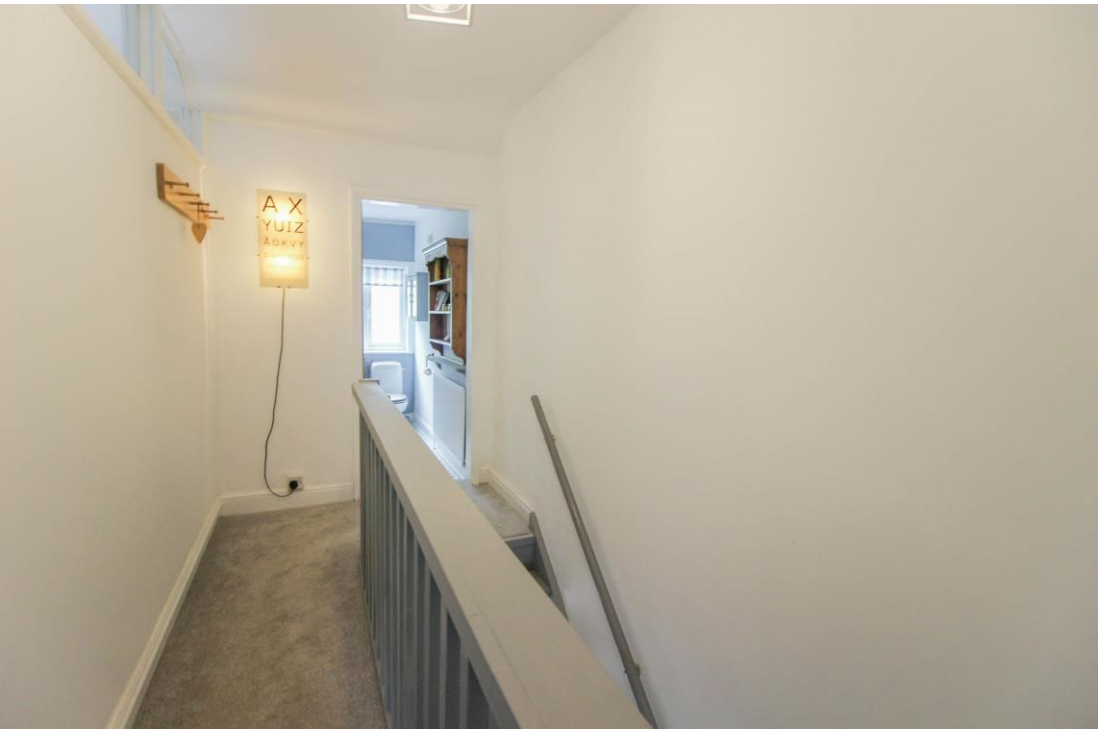
Note:
Council Tax Band: B

EPC Rating: D

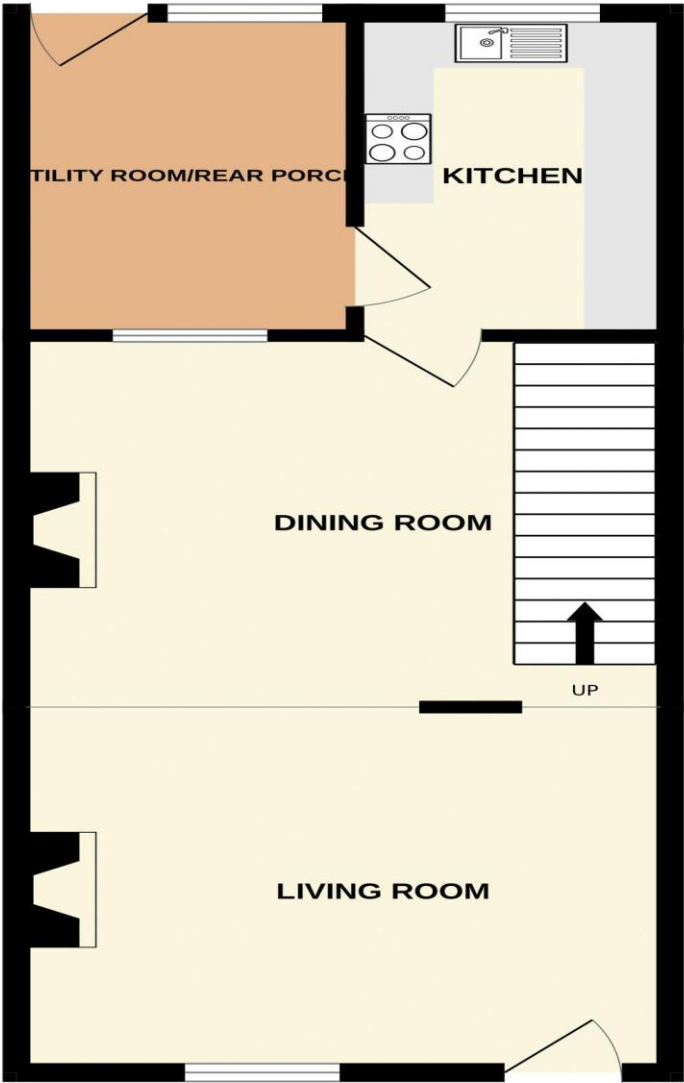
Tenure: believed to be Freehold







GROUND FLOOR



1ST FLOOR



Whilst 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 mis-statement. 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.
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Directions

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