



Main Road, Stoke-On-Trent, ST9 0BG.
£115,000

Whittaker Est. 1930
& Biggs

Main Road, Stoke-On-Trent, ST9 0BG.

This one bedroom stone cottage is nestled within the desirable semi-rural village of Wetley Rocks. The property has an abundance of character and charm and also includes two stone outbuildings, ideal for storage.

The property has a first floor bathroom, well equipped kitchen, living room and double bedroom.

You're welcomed into the property via the living room, having wood beams, gas fire set within a marble effect hearth, surround and stairs to the first floor.

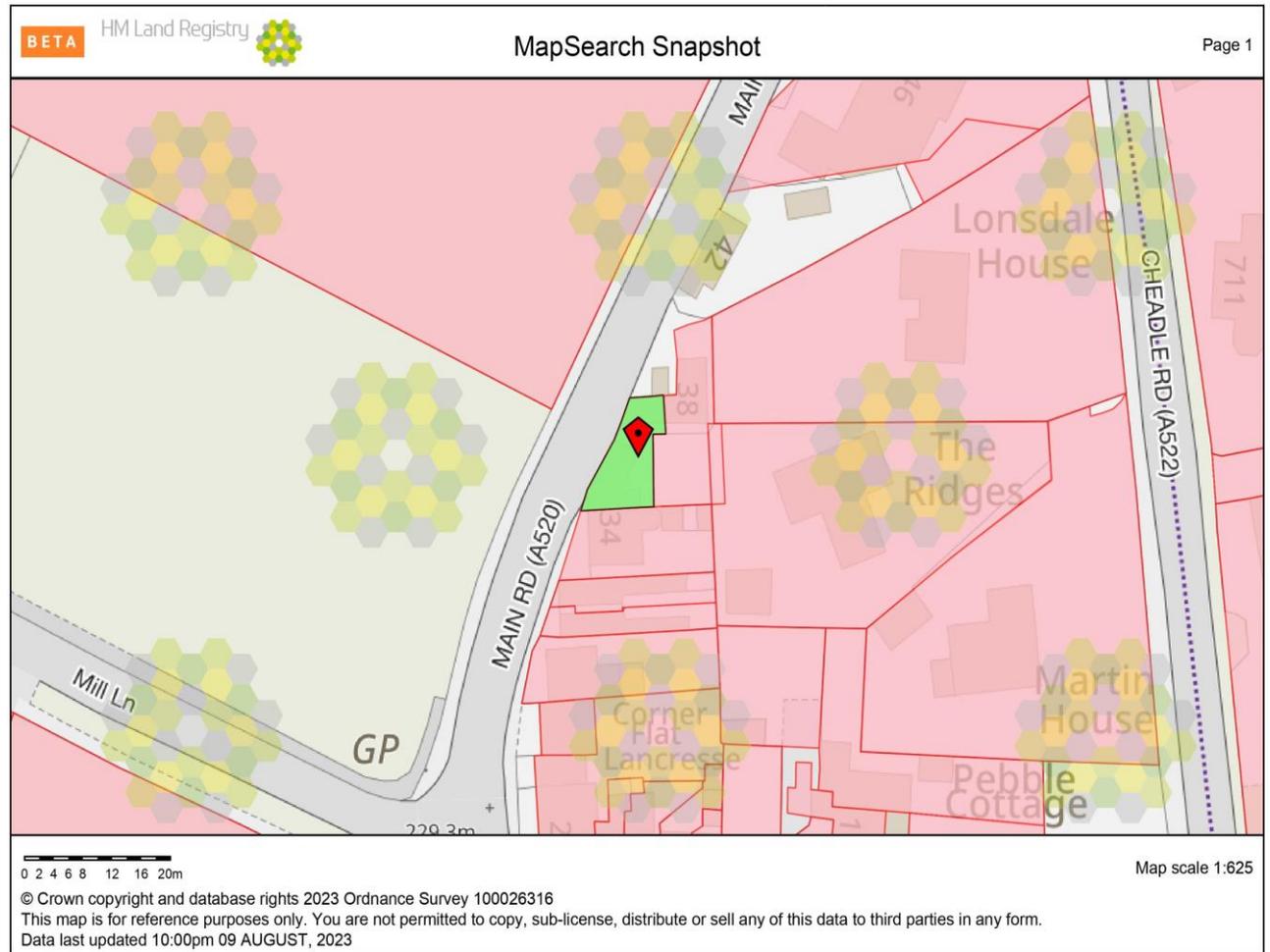
The kitchen is well equipped with a good range of fitted units to the base and eye level, gas cooker, plumbing for a washing machine, space for a fridge and built in storage.

To the first floor is a double bedroom and access to the bathroom which incorporates a panel bath, pedestal wash hand basin, low level WC and a built in cupboard housing a gas fired central heating boiler.

Externally to the frontage is a gated access, blocked paved patio, two stone constructed outhouses with light and outside toilet. Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this unique home, desirable location and further potential.

Situation

This cottage is ideally situated, having St. John's Primary School just a short walk away which benefits from an excellent report. The village of Wetley Rocks sits just on the outskirts of Leek and Cheddleton but within good commuting distance to The Potteries and the Motorway Network.



Living Room 12' 1" x 13' 0" (3.68m x 3.96m)

UPVC double glazed door to the front elevation, radiator, UPVC double glazed window to the front elevation, staircase to the first floor, gas fire set on marble effect hearth, surround and wood mantle, wood beams.

Kitchen 10' 9" x 6' 8" (3.27m x 2.03m) (Maximum Measurement)

Range of fitted units to the base and eye level, gas cooker point, four ring gas hob, oven/grill, space for fridge, plumbing for washing machine, UPVC double glazed windows to either side elevations, stainless steel sink unit with drainer, tiled splashbacks, built in cupboard.

First Floor

Bedroom 12' 6" x 17' 5" (3.82m x 5.30m)

UPVC double glazed window to the front elevation, radiator.

Bathroom 10' 0" x 8' 7" (3.04m x 2.62m)

Panelled bath with traditional style gold mixer tap with telephone attachment, lower level WC, pedestal wash hand basin, two radiators, UPVC double glazed window to the rear elevation, cupboard housing Baxi gas fired boiler.

Externally

Outhouse/Store 11' 7" x 8' 2" (3.52m x 2.49m)

Stone constructed, light connected.

Outhouse Two 11' 5" x 7' 7" (3.48m x 2.32m)

Stone constructed, light connected.

Outside Toilet

Brick constructed.



Note:
Council Tax Band: A

EPC Rating: E

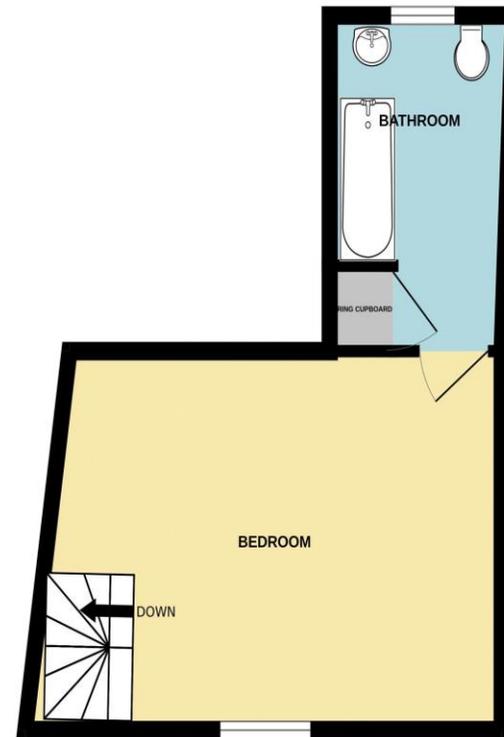
Tenure: believed to be Freehold



GROUND FLOOR



1ST FLOOR



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Directions

From our Derby Street Leek office proceed along Haywood Street and at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road through the villages of Leekbrook and Cheddleton and upon reaching the village of Wetley Rocks continue past Mill Lane and the property is situated on the left hand side identifiable by a Whittaker & Biggs for sale board.

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45-49 Derby Street
Leek
Staffordshire
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

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& Biggs