



Copper Mill Close, Stoke-On-Trent, ST10 2QH.
Offers in the Region Of £220,000

Est. 1930
**Whittaker
& Biggs**

Copper Mill Close, Stoke-On-Trent, ST10 2QH.

This THREE BEDROOM SEMI DETACHED home was constructed in 2017 and offers spacious living accommodation over THREE FLOORS. The property is located in the TRANQUIL RURAL SETTING and benefits from a rear garden as well as TWO CAR PARKING spaces to the frontage. The homes kitchen offers a good range of units to the base and eye level, integral dishwasher fridge/freezer, electric oven and gas hob. The living/dining room has patio doors leading to the rear garden, also to the ground floor is a cloak room with WC. To the first floor situates two large bedrooms and family bathroom with panel bathtub, lower level WC and pedestal wash hand basin. To the second floor bedroom one room two Velux style windows. To the frontage has two off road parking spaces on a block paved driveway, to the rear is a area mainly laid to lawn with a stone slab patio. A viewing is HIGHLY recommended.

Situation

Whiston is a village in the Staffordshire Moorlands district of Staffordshire. With good links into surround towns like, Leek, Ipstones and Cheadle.



Entrance Hall

Composite door to the front elevation, UPVC double glazed window to the side elevation, stairs to the first floor.

Cloakroom 6' 3" x 2' 11" (1.90m x 0.88m)

UPVC double glazed window to the front elevation, lower level WC, pedestal wash hand basin, radiator.

Kitchen 8' 10" x 9' 3" (2.70m x 2.81m)

UPVC double glazed window to the front elevation, a good range of units to the base and eye level, stainless steel sink with drainer chrome mixer tap, integral dishwasher, electric oven, four ring gas hob, extractor fan, integral fridge/freezer, radiator.

Living Room 11' 0" x 16' 4" (3.36m x 4.97m)

UPVC double glazed patio doors and window to the rear elevation, radiator.

First Floor

Bedroom Two 9' 2" x 16' 4" (2.80m x 4.97m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Three 10' 9" x 9' 3" (3.28m x 2.82m)

UPVC double glazed window to the front elevation, radiator.

Family Bathroom 6' 2" x 8' 8" (1.88m x 2.64m)

UPVC double glazed window to the front elevation, panel bathtub, pedestal wash hand basin, lower level WC, chrome ladder radiator.

Second Floor

Bedroom One 11' 8" x 16' 4" (3.56m x 4.97m)

Two Verlux style windows, radiator.

Externally

To the front, block paved driveway, water tap, access to the rear. To the rear, area laid to lawn, area laid to patio, fenced boundary's.



Note:
Council Tax Band: C

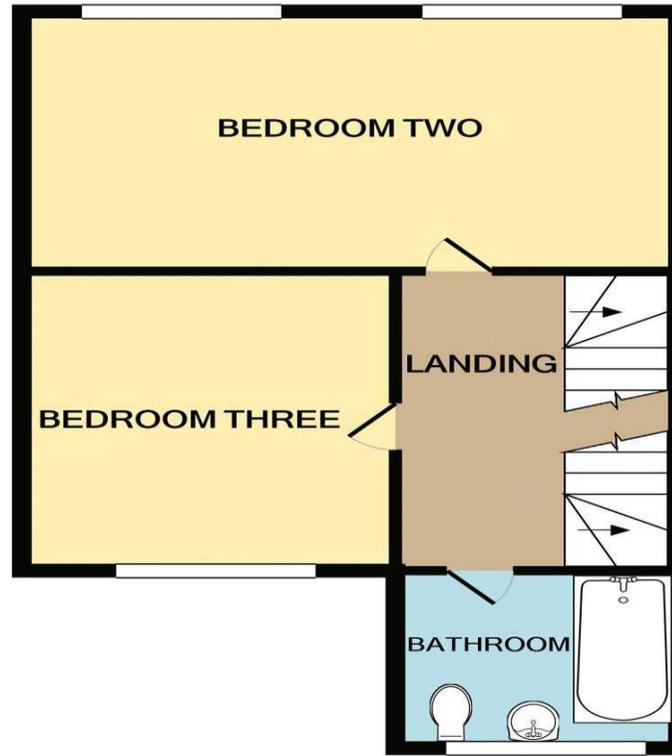
EPC Rating: B

Tenure: believed to be Freehold





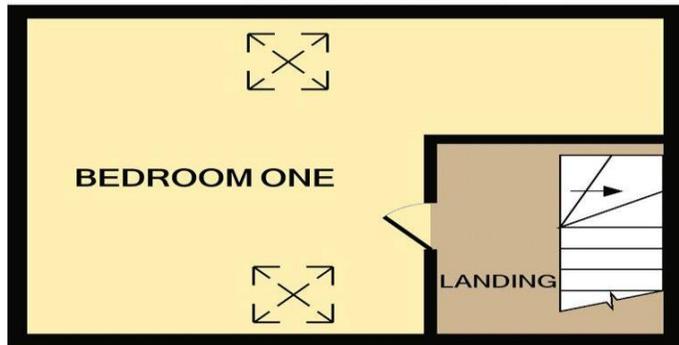
GROUND FLOOR
 APPROX. FLOOR
 AREA 369 SQ.FT.
 (34.2 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 368 SQ.FT.
 (34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 927 SQ.FT. (86.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR
 APPROX. FLOOR
 AREA 190 SQ.FT.
 (17.7 SQ.M.)



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