



High Street, Ipstones, ST10 2LU.
Guide Price £220,000

Whittaker ^{Est. 1930}
& Biggs

High Street, Ipstones, ST10 2LU.

This well presented two bedroom semi detached home is nestled within a substantial plot, having a generous driveway and a fully enclosed garden with open aspect to the rear. Ideal for a first time buyer or buy to let investor, this property is offered to the market with no upwards chain. The property has a well equipped dining kitchen, downstairs WC and UPVC double glazed conservatory to the rear.

You're welcomed into this home via the entrance hallway, through to the living room, which incorporates feature living flame gas fire and leads into the dining kitchen. The dining kitchen has a gas cooker point, a generous array of fitted units to the base and eye level, space and plumbing for a dishwasher and ample room for a dining table and chairs.

The ground floor also offers a WC, under stair storage cupboard and UPVC double glazed door to the side elevation. Patio doors to the rear of the conservatory provide access to the garden area and there is ample space for living room furniture along with power and light being connected.

To the first floor are two well proportioned bedrooms with bedroom one having space for its own dressing area. The bathroom incorporates a bath, shower cubical, vanity wash hand basin and WC.

Externally to the front is a resin driveway with gated access to the rear garden, fully enclosed with patio and area laid to lawn.

A viewing comes highly recommended to appreciate this homes position, views and spacious accommodation.

Situation

The popular rural village of Ipstones is located some 7 miles South East of Leek and some 13 miles West of Ashbourne.

Ipstones is a thriving idyllic village with an active community and local amenities include the village shop and post office, butchers, and three public houses. Ideal for commuting within Staffordshire, into Cheshire and into Derbyshire this location offers village life within easy access.



Entrance Hallway

UPVC double glazed door to the front elevation, radiator, staircase to the first floor, understairs storage cupboard.

Living Room 12' 8" x 14' 6" (3.85m x 4.42m)

UPVC double glazed window to the front elevation, radiator, gas fire set on marble surround, hearth and mantle.

Kitchen/Dining Room 9' 0" x 14' 8" (2.74m x 4.47m)

UPVC double glazed window to the rear elevation, UPVC double glazed patio doors to the rear elevation, radiator, units to the base and eye level, gas cooker point, stainless steel sink unit with drainer, boiler.

Rear Hallway

UPVC double glazed door to the side elevation, under stair storage.

Downstairs Cloakroom 5' 7" x 2' 6" (1.71m x 0.75m)

UPVC double glazed window to the side elevation, lower level WC.

Conservatory 9' 3" x 13' 9" (2.83m x 4.19m)

Being of UPVC double glazed construction, UPVC double glazed patio doors to the rear elevation, power and light connected, radiator.

First Floor

Landing

UPVC double glazed window to the side elevation, loft access.

Bedroom One 9' 7" x 17' 7" (2.93m x 5.36m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Two 12' 2" x 8' 11" (3.71m x 2.71m)

UPVC double glazed window to the rear elevation, radiator.

Bathroom 7' 9" x 8' 4" (2.37m x 2.53m)

UPVC double glazed window to the rear elevation, bath with chrome telephone style shower attachment, shower cubicle with electric shower, lower level WC, vanity wash hand basin, radiator.

Outside

Externally to the rear is Resin driveway with brick walled boundaries.

Rear Garden

Laid to stone slabbed, area laid to lawn, walkway, fenced boundaries, outside water tap.



Note:
Council Tax Band: B

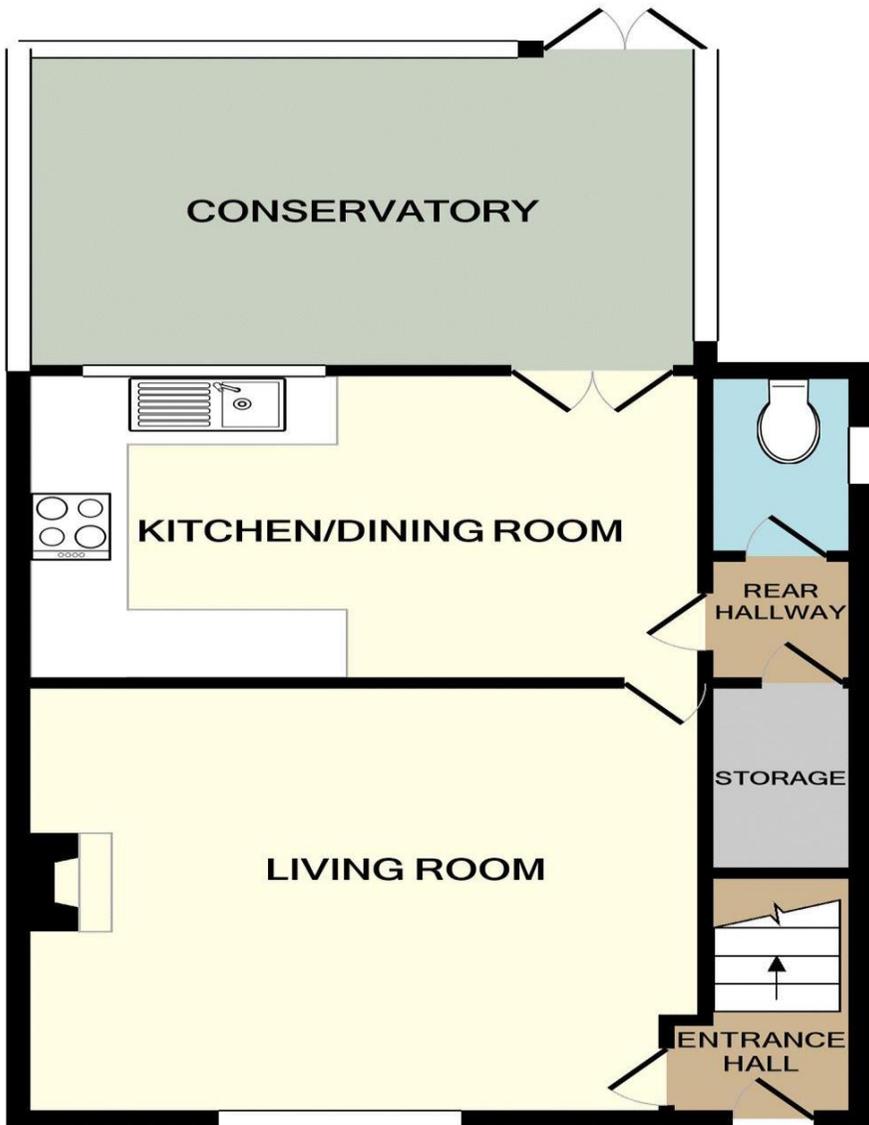
EPC Rating: TBC

Tenure: believed to be Freehold

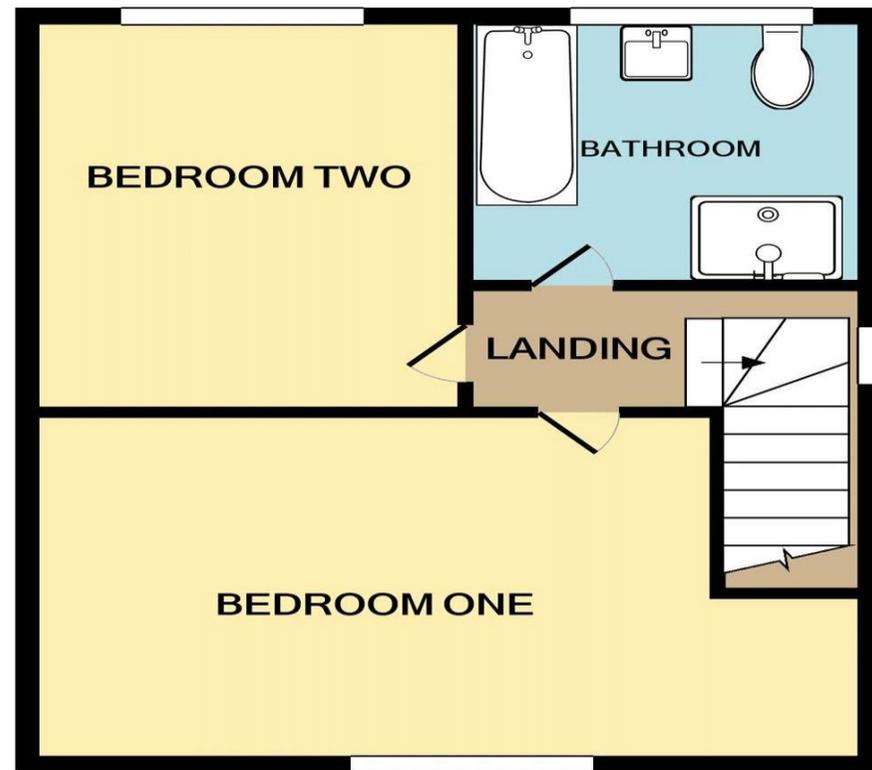








GROUND FLOOR
APPROX. FLOOR
AREA 501 SQ.FT.
(46.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 871 SQ.FT. (80.9 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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Directions

From our Derby Street Leek Offices proceed out of the town on the A523 Ashbourne Road. Follow this road for approximately four miles, passing through the village of Bradnop and upon entering the village of Bottomhouse. At the crossroads turn right into the B5053 signposted 'Ipstones'. Follow this road for approximately two miles into the village of Ipstones where the property is situated on the right hand side.

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