



**4 Sunnyside Off High Street, Ipstones, Staffordshire ST10
2LU**

Offers around £179,950



Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers

This delightful extended end-terraced stone cottage offers beautifully presented, characterful accommodation, perfectly suited to first-time buyers, downsizers, or those seeking an investment opportunity such as a holiday let or rental property.

Offered to the market with **NO UPPER CHAIN**, the property combines charm and practicality in equal measure.

The accommodation briefly comprises a welcoming lounge/dining area featuring an attractive beamed ceiling and a feature fireplace, creating a warm and inviting living space. The fitted kitchen is appointed with traditional wooden units, a built-in oven, and space for additional appliances, blending classic style with everyday functionality. An inner passage leads to a well-appointed ground floor wet room.

Stairs rise from the dining area to the first floor, where there are two bright and airy bedrooms, both offering pleasant outlooks and comfortable accommodation.

Externally, the cottage is accessed from the High Street in Ipstones, via a pathway leading past neighbouring properties. Positioned at the end of the row, the property enjoys a lawned front garden bordered by deep, well-stocked flower beds, creating a particularly attractive approach. Gated side access leads to a rear yard, providing additional outdoor space.

A charming home in a sought-after village location, offering character, convenience, and excellent potential.

Ipstones is a charming Staffordshire Moorlands village surrounded by beautiful countryside. Offering a strong community feel, traditional stone properties, and everyday amenities, it provides peaceful rural living while remaining conveniently close to nearby market towns and transport links.



The Accommodation Comprises

Lounge/ Dining Area

19'1" x 11'10" (5.82m x 3.61m)

A well-proportioned reception room featuring an attractive mahogany fireplace with marble inset and hearth, creating a charming focal point. The room benefits from two double radiators, a UPVC double-glazed window providing ample natural light, and a UPVC entrance door. There is also a useful understairs storage cupboard.

Kitchen

11'5" x 7'9" (3.48m x 2.36m)

Fitted with an inset enamel sink unit with base cupboards beneath, built-in electric oven with gas hob and extractor hood over, and a range of high and low level fitted units with complementary work surfaces. Integrated fridge and freezer. The room also benefits from a double radiator, two UPVC double-glazed windows providing excellent natural light, partly tiled walls, and a wooden stable door.

Inner passage

8'10" x 2'8" (2.69m x 0.81m)

With UPVC double-glazed window providing natural light.

Wet Room

8'5" x 4'8" (2.57m x 1.42m)

Fitted with a Mira electric shower with rail and curtain, wash hand basin and low flush WC. The room benefits from a radiator, fully tiled walls, inset spot lighting and a UPVC double-glazed window providing natural light.

First Floor

Stairs rise from the Lounge leading to the:

Bedroom One

12'1" (max) x reducing to 9'6" (3.68m (max) x reducing to 2.90m)

A well-proportioned double bedroom with double radiator and UPVC double-glazed window providing natural light.

Bedroom Two

6'9" x 8'5" (2.06m x 2.57m)

With double radiator and UPVC double-glazed window providing natural light.

Outside

Externally, the cottage is accessed from the High Street via a pathway leading past neighbouring properties, with the home positioned at the end of the row. To the front elevation is a lawned garden bordered by deep, well-stocked flower beds, creating an attractive and colourful outlook. Side access leads around to a rear yard, providing additional outdoor space and practicality.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

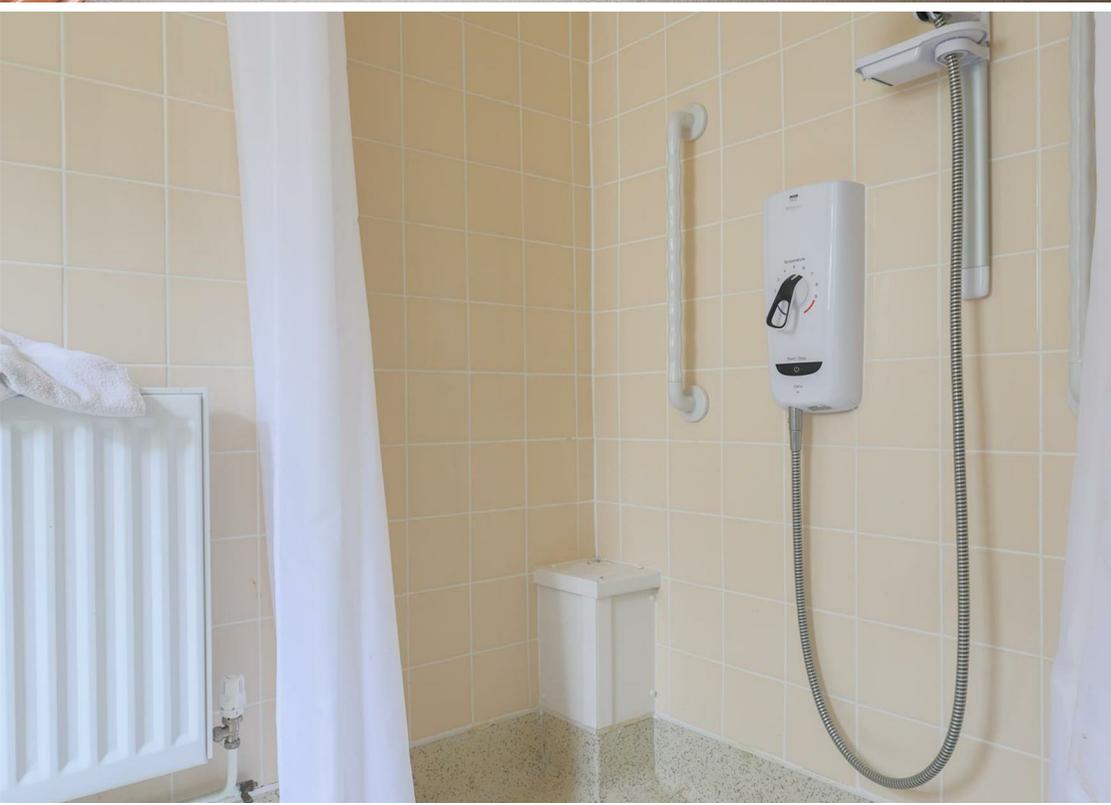
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





PHOTS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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