13 New Road, Armitage

WS15 4AA

Downes & Daughters
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£259,950

A stylishly presented period home, believed to date back to 1902, presented in the most flawless of styles, tastefully combining the inherent historic charm of the building with some more contemporary design twists. This delightful home is offered for sale with the rare benefit of an impressive rear garden and a desirable position at the very heart of the ever popular village of Armitage. Conveniently located for the excellent range of local amenities. This character filled home has been updated in recent years and now offers faultlessly presented accommodation over two floors. The ground floor has a stylish open plan kitchen diner with access to the rear garden, an elegant living room with exposed brick fireplace and log burner and a rear utility room and WC. The first floor boasts three bedrooms, a modern bathroom and a landing with access to the loft. Externally there is a stylishly planted front garden with Staffordshire Blue Brick pathway and attractive boundary wall and to the rear is an impressive lawned rear garden with patio seating areas, raised sleeper borders and a useful side storage area with gated access to the front.

Viewing is essential to appreciate the stylish presentation and abundant charm of this delightful home with a wealth of picturesque rural and canal side dog walks on your doorstep.

GROUND FLOOR
Entrance Hallway With Storage Cupboard • Living Room With Log Burner • Open Plan Refitted Kichen Diner With Access To Rear Garden • Utility & Ground Floor WC

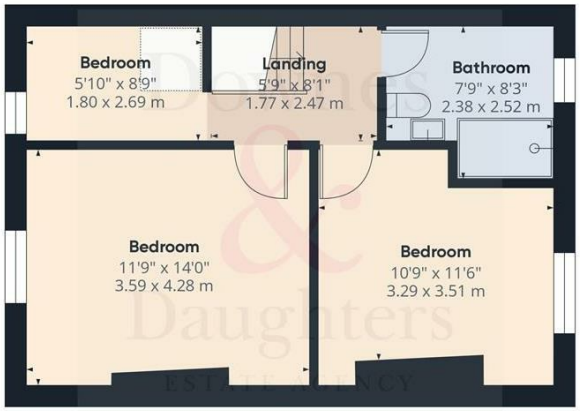
FIRST FLOOR
Elegant Landing • Bedroom One • Bedroom Two • Bedroom Three / Study • Modern Shower Room

OUTSIDE
Stylishly Planted Front Garden With Staffordshire Blue Path & Boundary Wall • Impressive Lawned Rear Garden • Patio Seating Areas • Raised Sleeper Beds • Useful Side Storage Area & Gated Access To The Front

FURTHER INFORMATION
Freehold (TBC By Solicitor) • Council Tax Band A • Energy Rating C • Gas Central Heating • All Mains Services • Please Note The Property Has Been Underpinned By The Previous Owner (all relevant documentation is available)

LE JARDIN

Floor 0



Floor 1

Approximate total area(1)

965.31 ft²

89.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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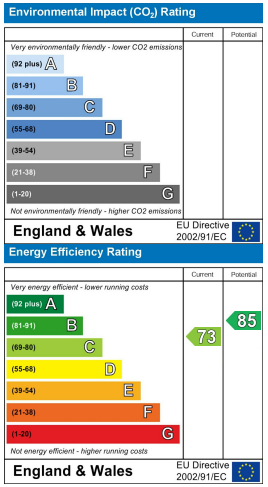

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