



## 2 Whirley Lowe Cottages, Foxt, ST10 2HR

**Offers Over £115,000**

An opportunity to purchase a one bedroom mid terraced cottage located on the edge of the Peak District in the rural village of Foxt. The cottage boasts original features such as exposed beams and picture rails plus has the added benefit of outside storage being being former WC and fuel store. Outside, the cottage has a small fore garden as well as a further garden laid to lawn with mature borders. A viewing is HIGHLY recommended!



## Directions

Head out of Leek on the Ashbourne Road. After approximately 4.6 miles, turn right onto Ellastone Road. Follow this road for approximately 0.9 miles and take the right hand turning into The Casey. Follow this road for approximately 1.5 miles where the property is situated on the left hand side identifiable by our 'For Sale' Board.

## Situation

The cottage is situated in the sought after village of Foxt and within easy commuting distance to the Staffordshire, Derbyshire and Cheshire borders.

## Accommodation Comprises: -

### Entrance Porch

UPVC external door to the front elevation, UPVC double glazed window to the side elevation, wooden door leading to:-

### Front Room 12'1" x 12'0" (3.697 x 3.662)



UPVC double glazed window to the front elevation, storage heater, exposed beams and open fireplace on tiled hearth with brick surround and wooden mantle over.

### Kitchen 12'4" x 5'7" (3.771 x 1.724)



Small range of matching wall and base units with worktops over, inset stainless steel sink unit with mixer tap, two UPVC double glazed windows to the rear elevation, storage heater, staircase off.

### Bedroom One 12'0" x 11'4" (3.682 x 3.460)



UPVC double glazed window to front elevation, storage heater, exposed beam.

## Bathroom



Suite comprising bath with mixer tap and shower fitment, low level WC, pedestal wash hand basin, storage heater, UPVC double glazed window to the rear elevation, loft access.

## Attic Space

Being boarded and having drop down stairs, storage heater, lighting and Velux window.

## Outside



To the front of the property is a fore garden and former WC and Fuel Store. A further garden laid to lawn with mature borders is approached by a small stepped pathway.

## Services

We assume the property is connected to mains electricity, water and drainage.

## Tenure & Possession

We believe the property is freehold and vacant possession will be given upon completion.

## Local Authority

The local authorities are Staffordshire County Council and Staffordshire Moorlands District Council to whom all enquiries of a planning or other relevant matters should be addressed.

## Viewings

By prior arrangement through Graham Watkins & Co.

## Measurements

All measurements given are approximate and are 'maximum' measurements.

## Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

## Please Note

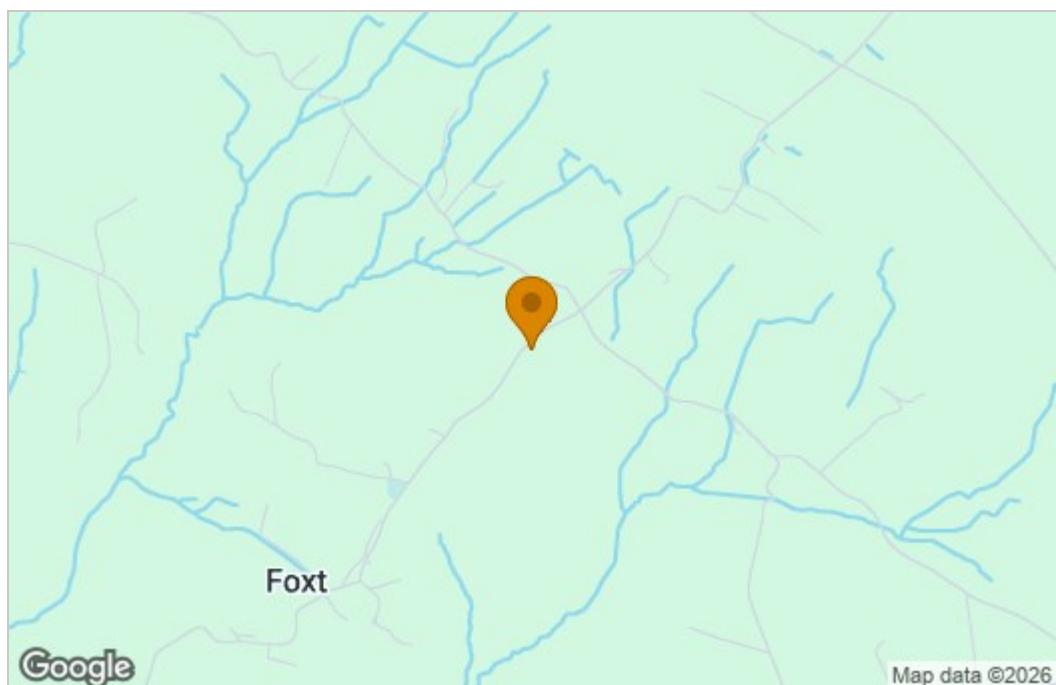
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

## Floor Plan



Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.