



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



16 Draycott Road, Stoke-On-Trent, ST10 4JF

Offers Over £100,000

An opportunity to purchase a three bedroom terraced cottage in the popular village of Tean in the Staffordshire Moorlands with good sized garden with greenhouse and brick and tiled outbuilding. The property would benefit from some modernisation having the potential to make a comfortable family home.

Of interest to investors or as a family home.



Directions

From our Derby Street Leek office take the A520 Cheadle Road out of the town. Continue along to Wetley Rocks, bearing left into Cheadle Road and at the 'T' Junction turn left signposted Cheadle. Follow this road through Cheadle following signs for Tean. At the 'T' junction turn right onto Draycott Road where number 16 is situated a short distance along on the right hand side identifiable by our Auction board.

Accommodation Comprises:-

Living Room 12'0" x 11'10" (3.66 x 3.63)



A good sized room with feature stone fireplace, fitted carpet, Upvc double glazed window and door to front entrance.



Kitchen 8'10" x 7'8" (2.71 x 2.35)



Base cupboards and drawers with wall cupboards, work surfaces with inset sink unit, cooker point, wall mounted hot water heater, Upvc double glazed door and window to rear, pantry understairs, cushioned floor.

First Floor Landing

With Loft access.

Bedroom One 11'11" x 10'2" (3.64 x 3.10)



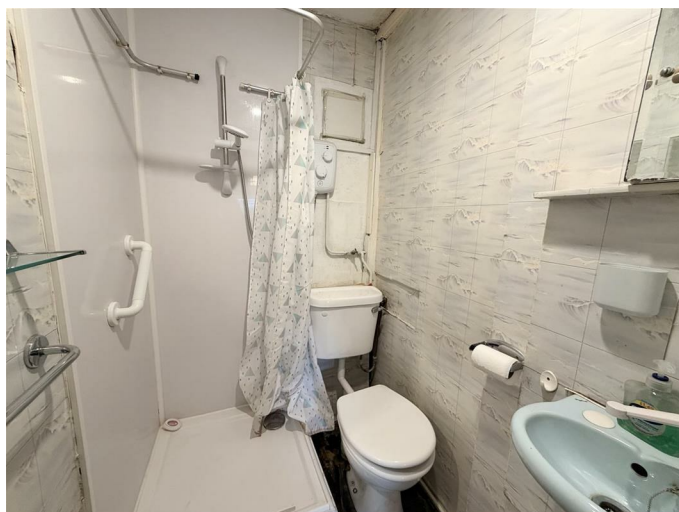
A double bedroom with Upvc double glazed window to front.

Bedroom Two 8'9" x 7'8" (2.69 x 2.36)



Good sized room which could accommodate a double bed with Upvc double glazed window to rear.

Shower Room 5'2" x 4'1" (1.59 x 1.25)



Well equipped shower room with electric shower fitment, low level wc, wash hand basin with wall mounted hot water heater.

Bedroom Three 12'2" x 5'8" (3.71 x 1.73)



A good sized third bedroom with Upvc double glazed window to front.

Outside



Pedestrian gated access to the front elevation with brick path leading to the property and entry to the side which leads to the rear yard and garden. Brick and tile Outbuilding formerly fuel store and wc. Yard area with cold water tap and external power points with steps to gardens laid to lawns with flower borders and Greenhouse.





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.



Services

We believe all mains services are connected.

Tenure & Possession

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

Local Authorities

The local authorities are Staffordshire County Council and Staffordshire Moorlands District Council.

Viewings

By prior arrangement through Graham Watkins & Co.

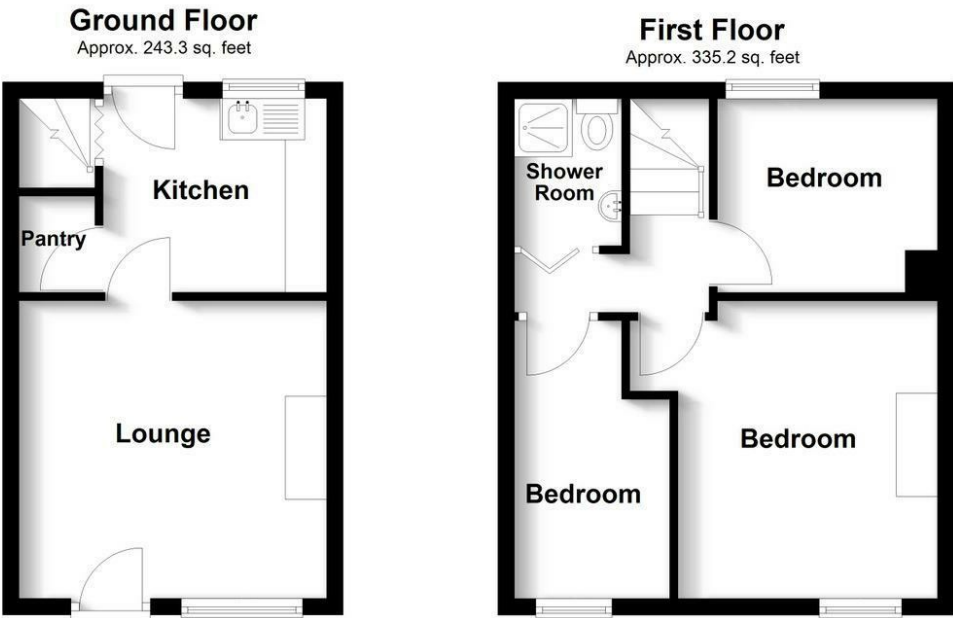
Measurements

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

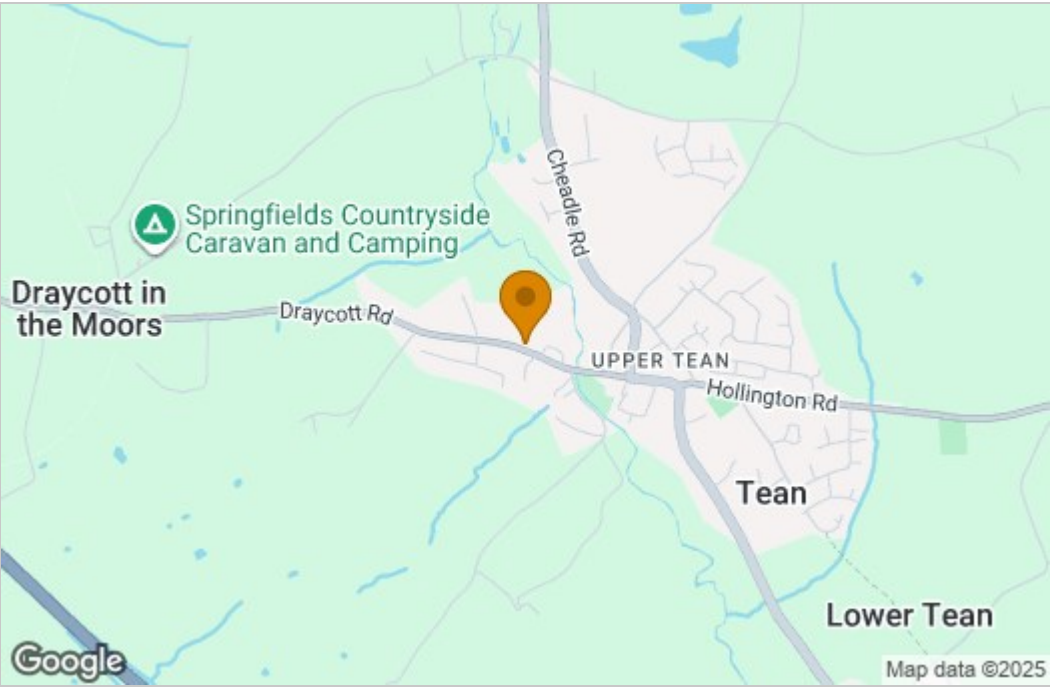
Floor Plan



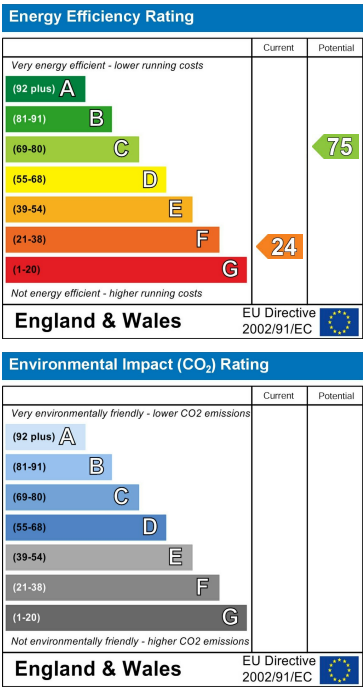
Total area: approx. 578.5 sq. feet

Plan produced by 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



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.