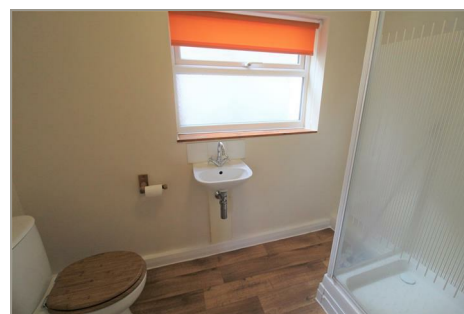




Grace Cottage 5 Bunts Lane

Stockton Brook, Stoke-On-Trent, ST9 9PR

A beautiful quaint cottage set in a quiet elevated position in Bunts Lane in the popular area of Stockton Brook. Grace cottage is located close to canal towpaths and within walking distance to schools, local amenities and eateries. Close by are commuter links to the market town of Leek. Grace Cottage oozes character and charm, the accommodation comprises a snug lounge, modern fitted kitchen, shower room and two double bedrooms. Externally there is a low maintenance courtyard to the rear and a small garden to the front. Grace cottage is to be sold with no onward chain. Call today and book a viewing and fall in love with the pretty Grace Cottage.

Offers in excess of £135,000

Grace Cottage 5 Bunts Lane

Stockton Brook, Stoke-On-Trent, ST9 9PR



- BEAUTIFUL QUAIN T COTTAGE
- MODERN FITTED KITCHEN
- REAR COURTYARD
- SOUGHT AFTER LOCATION
- TWO DOUBLE BEDROOMS
- CLOSE TO CANAL TOW PATHS
- SNUG LOUNGE
- SHOWER ROOM TO THE GROUND FLOOR
- NO UPWARD CHAIN

GROUND FLOOR

Lounge

14'8" x 12'2" (4.49 x 3.71)

A UPVC door to the front aspect and two double glazed windows one to the front aspect and one to the rear aspect. Electric fire and electric wall mounted heater. Stairs to the first floor.

Kitchen

9'2" x 7'4" (2.80 x 2.26)

A UPVC door to the rear aspect and double glazed window to the rear aspect. Fitted with a range of wall and base storage units with inset Asterite sink and side drainer with mixer tap, coordinating work surface areas and partly tiled walls. Integrated appliances include electric oven and electric hob with cooker hood above, washing machine and fridge. Tiled flooring.

Shower Room

8'4" x 4'8" (2.56 x 1.44)

A double glazed window to the side aspect. Fitted with a suite comprising shower cubicle, wash hand basin and low level W.C. Partly tiled walls and extractor fan.

FIRST FLOOR

Landing

8'7" x 3'6" (2.62 x 1.09)

Stairs from the ground floor. Doors to storage cupboard.

Bedroom One

14'6" x 9'10" (4.44 x 3.02)

A double glazed window to the front aspect. Loft hatch access.

Bedroom Two

11'5" x 8'8" (3.49 x 2.65)

A double glazed window to the rear aspect.

EXTERIOR

The front of the property has a paved front courtyard with hedge borders for privacy. The rear of the property has a paved courtyard.

AGENTS NOTES

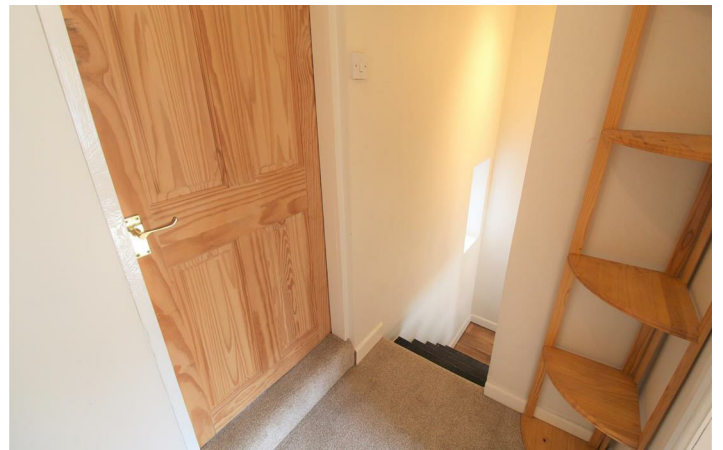
Please be aware there is a right of access at the rear of the property for neighbouring cottages.

Council Tax Band

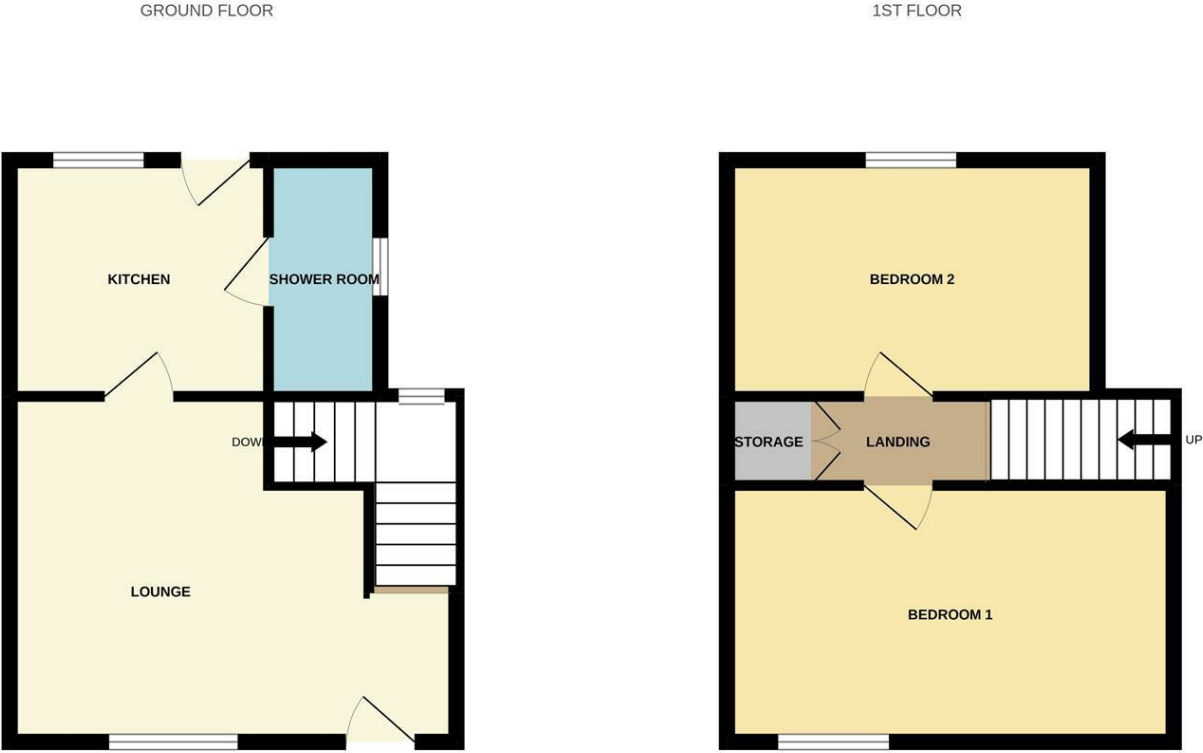
Council Tax Band

Purchaser should seek confirmation prior to completion





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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