



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



**5 Church Terrace, Warslow, SK17 0JQ**

**Offers Over £235,000**

An excellent opportunity to acquire this three bedroom cottage situated in an idyllic location in the rural village of Warslow, offering stunning views over the rolling countryside and Saint Lawrence Church. Externally, offering an enclosed forecourt with inset shrubs, and to the rear is an Indian stone patio with lawn, garden shed and off road parking. An internal viewing of this well presented home is HIGHLY recommended.



### Directions

From Leek, take the A523 Ashbourne Road out of the town. Follow this road through the village of Bradnop and upon reaching Bottomhouse crossroads, turn left into the B5053 signposted Onecote. Follow this road passing through the village of Onecote and upon entering the village of Warslow take the second turning left into Leek Road. Follow this road for a short distance where the property is situated on the left hand side.

### Accommodation Comprises

A covered porch gives access to:

#### Entrance Hall

With double radiator and stairs off.

#### Living Room 14'6" x 10'11" (4.42 x 3.33)



With a uPVC double glazed window to the rear aspect, overlooking the garden and Church, single radiator, feature living flame LPG fire.



#### Kitchen 10'8" x 10'5" (3.24 x 3.17)



Fitted units comprising wall and base cupboards and drawers, work surfaces with inset one and a half bowl sink unit with mixer tap, double radiator, space for table and chairs, uPVC double glazed window to front aspect, two built in store cupboards.



#### Utility 10'11" x 3'10" (3.33 x 1.17)



With a uPVC double glazed rear entrance door, window to the rear aspect, work top with inset

stainless steel sink with mixer tap, plumbing for an automatic washing machine, space for a tumble dryer, double radiator.

**Bathroom 5'8" x 5'4" (1.73 x 1.63)**



White suite consists of a panelled bath with mixer shower, pedestal wash hand basin, low level lavatory, single radiator, uPVC double glazed frosted window to the front aspect and fully tiled walls

**First Floor Landing**



With loft access, single radiator. Cupboard housing the boiler.

**Seperate W.C**



Housing low level lavatory, wash hand basin, chrome heated towel rail.

**Master Bedroom 14'6" x 11'0" (4.43 x 3.36)**



Having two uPVC double glazed windows to the rear aspect overlooking the garden and Church, single radiator and built in storage.



### Bedroom Two 10'6" x 10'5" (3.21 x 3.17)



With a uPVC double glazed window to the front aspect overlooking far reaching views, single radiator.

### Bedroom Three 9'9" x 7'7" (2.97 x 2.30)



With uPVC double glazed window to the front aspect overlooking far reaching views, single radiator.

### Outside

To the front of the property there is pedestrian gated access to a flagged path with adjoining lawn and borders.

To the rear of the property there is a garden laid to Indian stone patio with adjoining lawn and borders, outside tap and courtesy lighting, pedestrian gated access to off road parking, along with a timber and felt garden shed.



### Services

We believe the property is connected to electricity, mains water and drainage, LPG heating

### Note

Since the EPC was carried in February 2021, the following improvements have been made: fully insulated the loft, new boiler with radiators, new external doors and glazed units.

### Viewing

By prior arrangement through Graham Watkins & Co. Please email or telephone the office.

### Council Tax Band

We believe the property is in band C.

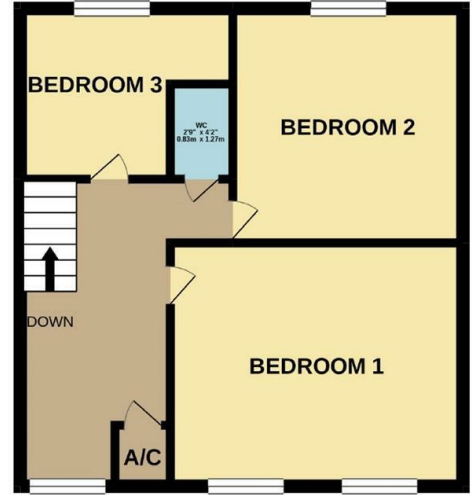
### Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

### 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.

## Floor Plan

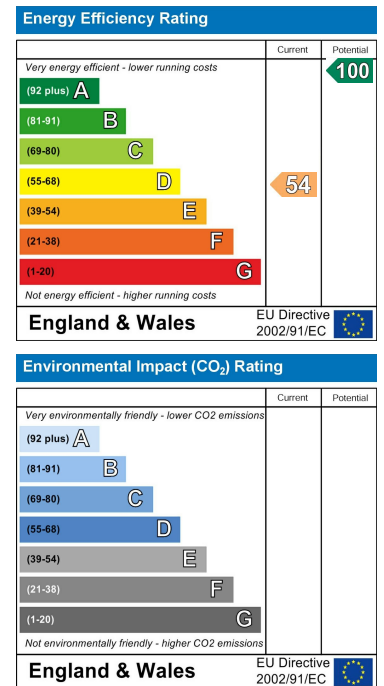


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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