



# Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



## Flints View , Stoke-On-Trent, ST10 3BD

**Offers Over £140,000**

Located in the grounds of the highly desirable Moor Court in rural Oakamoor, Flint's View offers a quaint one bedroom detached bungalow with open plan living. Benefitting from off road parking for two vehicles. Flints View also enjoys an enclosed patio garden and views of the peaceful surrounding landscape.

Offering a rural cottage lifestyle, viewing of this cosy property is highly recommended.



## Directions

From Leek, take the A523 Ashbourne Road and turn right on to Ellastone Road, signposted for Peak Wildlife Park and Alton Towers. Follow this road to the junction and go straight on (immediate left then right) and continue on Ellastone Road. AT the junction, turn right onto Star Bank and go past The Star At Cotton. After approximately 1.5 miles, just after The Laurels B&B, turn left on to Farley Road. Follow this road and the private road will be a sharp left at the brow of the hill, continue down the drive and Flint's View will be found on the right hand side, just on the corner of the right hand bend, indicated by our 'For Sale' board.

What3Words Location Code:  
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## Accommodation Comprises:

A front entrance door leads into the front porch with window to the side aspect, tiled floor, integrated storage, loft access and ceiling light point.

Open Plan Kitchen and Living Room 19'1" x 9'5"  
(5.84 x 2.89)



The cosy living room area has a bow window to the front aspect, electric fire set in a marble and wood fireplace, TV aerial point and ceiling light point. The kitchen area offers a window to the side aspect, inset sink and drainer unit with mixer tap, plumbing for a washing machine, integrated electric cooker and hob with extractor fan above, wall mounted storage heater, space for a tall fridge freezer and ceiling light point.



## Rear Hallway

With rear entrance door, loft access, cupboard housing the fuse box, wall mounted storage heater, airing cupboard housing the water cylinder and ceiling light point.

Bathroom 6'4" x 6'1" (1.95 x 1.87)



The bathroom is fully tiled, with low level lavatory, pedestal wash hand basin, enclosed shower cubicle, extractor fan, wall mounted heater, window to the side aspect, vanity light and ceiling light point.

## Bedroom 10'11" x 9'3" (3.33 x 2.82)



Having fitted carpet, bow window to the front aspect, wall mounted storage heater, fitted wardrobes, ceiling light point and loft access.

## Externally



Outside at Flints View, there is a parking space for two vehicles. There is an enclosed flagged patio garden, along with a front lawn area with established trees.



## Viewings

By prior arrangement through Graham Watkins & Co.

## Services

We believe the property is connected to mains drainage with electric heating.

## Tenure and Possession

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

## Measurements

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

## Please Note

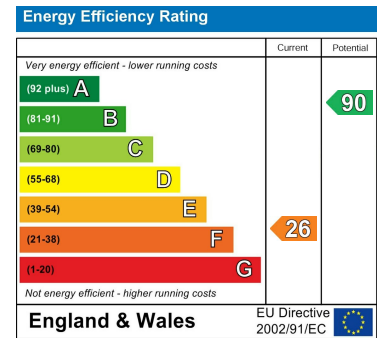
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

## Floor Plan

## 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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