



Springhill Cottage, Carr Bank, Oakamoor, ST10 3DG Offers around £175,000

This mainly stone built, slate roofed semi detached town house is located in this popular rural village in the heart of the Churnet Valley. The property has been extended at the rear to provide additional living space and includes gas central heating supplemented by the lounge fireplace with back boiler. The property has an open aspect to the rear and comprises Reception Hall, Spacious Lounge/Dining Area, Kitchen, Rear Hall, Bathroom and elevated Garden Room. Stairs from the lounge lead to the first floor with Two Bedrooms. Outside a paved side pathway with good sized brick store provides access to the property. There is also a front forecourt area. The enclosed terraced rear garden has a further store/workshop and gated access to footpath walkway. In addition there is a separate concrete sectional Garage. EE Rating E



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RECEPTION HALL

With hardwood external door, radiator, tiled floor and panelled ceiling.

SPACIOUS LOUNGE/DINING ROOM

27'3" x 11'10" (8.31m x 3.61m) With carpet, two radiators, wall light points, feature Victorian style fireplace with back boiler which supplements the heating system, cupboard with electricity meter, telephone point, television point, plate rail and feature open plan central staircase.

KITCHEN

13'2" x 6'8" (4.01m x 2.03m) With ceramic sink unit, base units and drawers, wall cupboards, wall mounted gas fired central heating boiler, tall storage cupboard, tiled floor, provision for washing machine and radiator.

REAR PASSAGEWAY

With laminate floor, UPVc glazing and coving.

BATHROOM

9'1" x 4'2" (2.77m x 1.27m) With coloured suite of bath, wash hand basin and W.C, part tiled walls, radiator, laminate floor and extractor fan.

ELEVATED GARDEN ROOM

6'5" x 4'10" (1.96m x 1.47m) With radiator, laminate floor and views over the Churnet Valley.

STAIRS

With carpet lead to the first floor landing area with UPVc window.

BEDROOM 1

12'1" x 11'2" (3.68m x 3.40m) With radiator, carpet, UPVc glazing, built in wardrobe and airing cupboard with insulated cylinder.

BEDROOM 2

12'4" x 12'1" (3.76m x 3.68m) With carpet, radiator and UPVc glazing.

OUTSIDE

To the front is a small forecourt garden. A side paved access with brick workshop store gives access to the front door. The rear garden is paved and terraced with water point, lower access door to a further store/workshop and pedestrian gates to footpath. There is a separate concrete sectional Garage (17'8" x 9') with high door and rear store shed further up Carr Bank.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

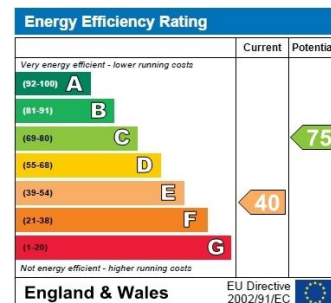
To be confirmed.

SERVICES

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition.

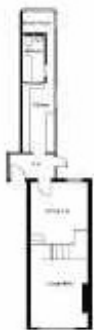
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