



Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers



Manor Fields Uttoxeter Road, Draycott, Staffordshire ST11 9AQ **Price guide £150,000**

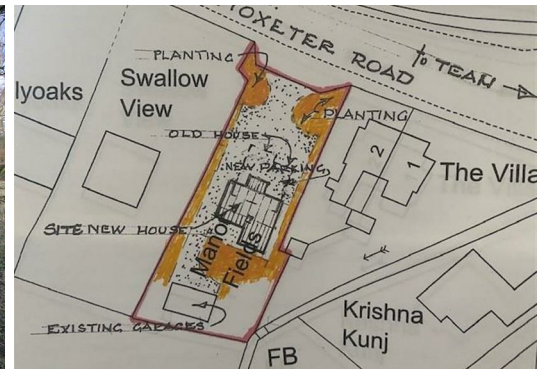
We are pleased to offer a rare opportunity for your chance to purchase a DERELICT DETACHED HOUSE IN NEED OF FULL RENOVATION, boasting picturesque views of the surrounding countryside, with front and rear gardens.

The property is in total need of total modernisation and improvement.

Prospective purchasers please note that the vendor has submitted an OUTLINE PLANNING APPLICATION for the demolition of the existing dwelling and the re-erection of an ARCHITECT DESIGNED 5 BED DETACHED HOUSE which will be processed by Staffordshire Moorlands District Council in the normal manner.

The house will appeal to builders or speculators and in brief the accommodation comprises: An entrance porch, hallway, kitchen, inner passage with toilet off, lounge and separate dining/reception room. Upstairs there are three bedrooms and bathroom.

The property enjoys a semi rural location, yet is not isolated and is well placed for travelling into the market town of Cheadle, the local village of Tean or into the major Potteries Towns. Easy access onto the main A50 dual carriageway enables easy travel onto the motorway network or into Derby.



The Accommodation Comprises

Entrance Porch

3'0" x 7'3" (0.91m x 2.21m)

Entrance Hall

4'10" x 6'0" (1.47m x 1.83m)

Single radiator.

Kitchen

11'11" x 13'4" (3.63m x 4.06m)

This room houses the Ideal Mexico free standing LPG gas boiler and a double radiator.

Inner Passage

4'0" x 6'0" (1.22m x 1.83m)

Radiator.

Toilet

4'2" x 5'10" (1.27m x 1.78m)

With wash hand basin and low flush WC.

Lounge

10'11" x 16'5" (3.33m x 5.00m)

With fitted gas fire.

Dining Room/ Reception Room

12'2" x 9'5" (3.71m x 2.87m)

Single radiator.

First Floor

Stairs rise to the:

Landing

Access to the roof void.

Bedroom one

11'10" x 10'1" (3.61m x 3.07m)

With double radiator.

Bedroom Two

10'11" x 9'4" (3.33m x 2.84m)

Single radiator.

Bedroom Three

7'9" x 6'8" (2.36m x 2.03m)

Bathroom

7'6" x 6'5" (2.29m x 1.96m)

Suite Comprising: Panel in bath with electric shower over, pedestal wash hand basin and low flush WC. Airing cupboard off with hot water cylinder and single radiator.

Outside

The property stands on a level plot with front and rear gardens.

Services

The property has the benefit of mains electricity, water and drainage. The existing central heating system is provided by LPG Gas.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

