



Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers



1 Smithy Lane, Mobberley, Staffordshire ST10 1TN

Guide price £180,000

*****CASH PURCHASERS ONLY***** Occupying a delightful spot, this detached country style cottage stands within good sized grounds in a semi-rural position overlooking countryside views. The cottage will need total renovation and improvement works or could be completely demolished and re-erected to provide a modern new-build designed to the purchasers requirements. The cottage itself retains character and charm, with cosy rooms providing an entrance hall with handy storeroom off, lounge, kitchen and downstairs shower room with separate toilet. Stairs from the entrance hall lead up to first floor where there are three bedrooms. Externally the property stands proudly on a good sized garden plot with lawned gardens to the front elevation and a paved pedestrian walkway up to the front entrance door. The cottage has enough space to incorporate a formal driveway and on-site parking space for several vehicles. Smithy Lane is situated within a small residential area called Mobberley having nearby access to Cheadle Town Centre or Tean Village. For those looking to travel further afield there is the A50 Stoke-Derby Link road and M6 Motorway Network System.



The Accommodation Comprises

Entrance Hall

15'3" (max) x 12'6" (4.65m (max) x 3.81m)

Having a UPVC front entrance door with side panel and UPVC window, single radiator.

Storeroom

4'2" x 4'8" (1.27m x 1.42m)

Handy storage space.

Lounge

10'7" x 12'5" (3.23m x 3.78m)

The room has a UPVC window and single radiator.

Kitchen

10'7" x 11'8" (3.23m x 3.56m)

The kitchen has an inset stainless steel sink unit with base cupboards under, there is a wall mounted gas fire with back boiler. The room has two UPVC windows and a radiator.

Shower Room

6'11" x 5'10" (2.11m x 1.78m)

Having a corner shower cubicle with electric shower and wash hand basin basin with vanity unit under. The room has tiled walls, a single radiator and a UPVC window. There is an airing cupboard off containing the hot water cylinder.

Toilet

3'10" x 2'2" (1.17m x 0.66m)

The toilet has a low flush WC, half tiled walls and a UPVC window,

First Floor

Bedroom One

10'11" x 12'5" (3.33m x 3.78m)

Single radiator and window.

Bedroom Two

7'5" x 12'7" (2.26m x 3.84m)

Bedroom Three

10'7" x 12'6" (3.23m x 3.81m)

Outside

The cottage provides formal garden to the front elevation which is laid to lawn having a paved pedestrian walkway leading to the

front entrance door and far reaching views over the countryside to the front and side elevation.

Services

The property has the benefit of mains water, electricity gas and drainage is to a septic tank.

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.

