

Main Road

Hollington, Stoke-on-Trent, ST10 4HS



Attractive and individual stone built detached cottage providing deceptively spacious and well maintained accommodation, offering further scope for personalisation. Situated in this popular village and occupying a corner plot with off road parking.

NO UPWARD CHAIN

£220,000

John German

For sale with no upward chain involved, prepared to be surprised by the room dimensions and layout of this lovely cottage which provides scope for a buyer to put their own stamp on. This would apply to a number of buyers, whether looking for your first home, a move up or down the property ladder, a lock and leave bolthole or even a holiday let/air BnB enterprise.

Occupying a low maintenance corner plot with parking, the cottage is set in this popular village providing easy access to the surrounding towns and villages plus road networks.

Accommodation - A solid timber entrance door opens to the welcoming hall having stairs rising to the first floor with an understairs cupboard and quality doors opening to the spacious ground floor accommodation.

To the left is the generously sized lounge having a side facing window while to the other side of the hall is the spacious dining kitchen that extends to the full depth of the cottage. It has a range of base and eye level units, sink unit set below the rear facing window, electric cooker and space for further appliances alongside a freestanding central heating boiler. Additional light is provided by the wide side facing window and a timber door opens to outside.

On the first floor are two double bedrooms each with beams and wardrobes served by the fitted shower room that has a three piece suite incorporating a good sized cubicle.

Outside - To one side the rear elevated are gravelled low maintenance areas with raised borders enclosed by dry stone walls and established hedges. To the opposite side is a hard landscaped 'garden' which could be used as additional parking to the main driveway that is situated at the front of the property.

what3words: fooling.albatross.fame

Note: At the roadside of the drive, the neighbouring property does have right of access.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Services: Oil fired central heating system. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.
Useful Websites: www.staffs Moorlands.gov.uk
www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/11042023
Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band D







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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