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Estate Agents . Valuers . Auctioneers . Chartered Surveyors
www.buryandhilton.co.uk
Part of the Bagshaws Partnership



5 The Green, Whiston, ST10 2HZ

- * A delightfully situated stone built three bedroom semi-detached house.
- * Located on the edge of the attractive Moorland village of Whiston, this semi-detached property is well placed for travelling towards the Potteries conurbation or the market towns of Leek, Cheadle and Ashbourne.
- * Good sized three bedroomed accommodation with well dimensioned rooms throughout.
 - * Central heating and double glazing.
 - * Garage and off road parking on separate forecourt at the rear.
 - * A property well worthy of inspection.

Price: Offers In The Region Of £195,000

Subject to contract

ACCOMMODATION

Entrance Hall

With radiator. Store off under stairs.

Cloakroom

With WC and wash basin. Radiator.

Lounge 17'3 X 10'5 (5.26m X 3.18m)

With a solid fuel stove. Two radiators.
Fitted carpet.



Dining Kitchen 16'3 X 7'9 (4.95m X 2.36m)

Fully fitted with a comprehensive range of units consisting of stainless steel sink unit, base units, working surfaces and wall cupboards and incorporating a split level cooker. Plumbing for automatic washing machine. Radiator.



Stairs to Landing

With radiator. Fitted carpet. Airing cupboard off housing gas central heating boiler.

Bedroom One 16'3 X 7'9 (4.95m X 2.36m)

Radiator. Fitted carpet.

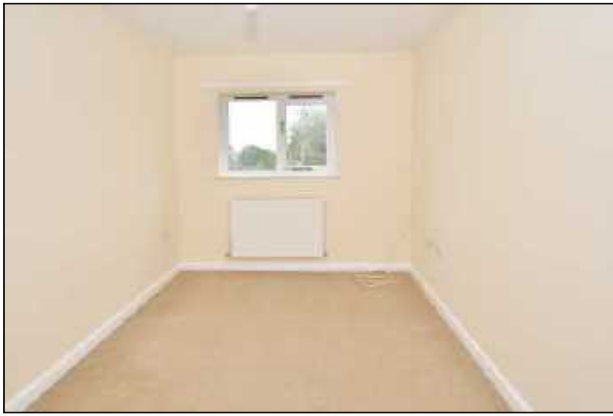


Bedroom Two 10'5 X 7'7 (3.18m X 2.31m)

Radiator. Fitted carpet.

Bury & Hilton Limited for themselves and for the vendor or lessor of this property whose agent they are, give notice that:

1. These particulars do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of Bury & Hilton Limited or the vendor or lessor;
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6. Bury & Hilton Ltd operates a Complaints Handling Procedure, a copy of which is available from our Head Office, 6 Market Street, Leek, Staffordshire. ST13 6HZ.



Bedroom Three 6'1 X 5'10 (1.85m X 1.78m)
Radiator. Fitted carpet.



Bathroom
With suite comprising bath, wash basin and WC. Electric shower.



Outside
Enclosed lawned gardens to front and rear.
Garage and off-road parking on block paved forecourt at the rear.



Services
All mains services connected.
Gas central heating.
Sealed unit double glazing.

Viewing
By prior appointment through the Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		81	82
(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			
(92-100) A			
(81-91) B		82	82
(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	



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