

6 Market Street,
Leek, Staffordshire.
ST13 6HZ
Tel: 01538 383344



17 High Street,
Buxton, Derbyshire.
SK17 6ET
Tel: 01298 27524

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



Stonemoor, Rownall Road, Werrington, ST9 0JB

Stonemoor, Rownall Road, Werrington, ST9 0JB

Offers In The Region Of £495,000

(Subject to Contract)

Description

The sale of "Stonemoor" presents the opportunity to purchase an outstanding detached bungalow located in a superb semi rural position with extensive views over the surrounding countryside.

Situated on the edge of Werrington on Rownall Road, the bungalow occupies an elevated very generous plot of just under 3/4 acre of very well maintained gardens, gated double driveway and a range of garages and workshops.

The property benefits from double glazing, central heating and underfloor heating. The accommodation briefly comprises: Entrance Hall, Inner Hall / Reception, Lounge with feature log burner, Kitchen / Dining Room, Utility Room / Rear Porch and W.c, Master Bedroom with En-Suite Bathroom, Two further Bedrooms and luxury Bathroom.

Conveniently located for travelling into The Potteries and the market towns of Leek and Cheadle.

Viewing most strongly recommended.

Entrance hall

Radiator. Coving. Double doors to:

Inner hall / reception

Radiator. Coving. Storage cupboard x 2.

Lounge 6.05m x 3.63m (19'10 x 11'11)

Radiator x 2. Coving. Feature log burner and surround. Bay window. Double doors to:



Kitchen / diner 6.05m x 3.45m (19'10 x 11'4)

Range of fitted wall and base units. Sink unit with drainer and mixer tap. Integrated dishwasher. Rangemaster cooker and extractor unit above. Tiled underfloor heating. Radiator. Spotlights. Coving. French doors to side. Access to:

Utility / rear porch 3.10m x 2.77m (10'2 x 9'1)

Storage cupboard. Radiator. Tiled floor. Rear door.

W.c

W.c. Wash basin. Radiator. Tiled floor.

Master bedroom 4.62m x 3.51m (15'2 x 11'6)

Radiator. Fitted range of wardrobes, storage units and bed surround. Sliding doors to rear. Coving.

En-suite 1.63m x 1.40m (5'4 x 4'7)

Corner jacuzzi bath with feeder shower. W.c. Heated towel rail.

Bedroom 4.22m x 4.24m (13'10 x 13'11)

Radiator. Coving.

Bedroom 2.77m x 4.39m max (9'1 x 14'5 max)

Radiator. Coving. Loft access.

Bathroom 2.84m x 3.35m (9'4 x 11')

Feature bath with mixer tap. W.c. Wash basin with storage unit below. Heated towel rail. Corner shower cubicle. Tiled floor. Tiled walls. Spotlights.



Outside

Situated on the edge of Werrington on Rownall Road, the bungalow occupies an elevated very generous plot of just under 3/4 acre of very well maintained gardens, gated double driveway and a range of garages and workshops.

Double garage 5.89m x 7.54m (19'4 x 24'9)

Power and lighting. Inspection pit. Electric remote control door.

Single garage 6.30m x 2.92m (20'8 x 9'7)

Power and lighting. Electric door.

Workshop 6.22m x 3.15m (20'5 x 10'4)

Power and lighting. Side access door.

Workshop 6.27m x 3.10m (20'7 x 10'2)

Power and lighting.

Viewing

By prior appointment through the Agents.





Proprietors: [unreadable]
[unreadable]
[unreadable]

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;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars;
5. The vendor or lessor does not make or give neither Bury & Hilton Limited nor any person in their employment has any authority to make or give, any representation's or warranty whatsoever in relation to this property.
6. Bury & Hilton Ltd operates a Complaints Handling Procedure, a copy of which is available from out Head Office, 6 Market Street, Leek, Staffordshire. ST13 6HZ.

