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Hanley Hayes Cottage
Brookhouse Lane, Bucknall, Stoke on Trent, ST2 8ND



FOR SALE BY PRIVATE TREATY

(subject to Contract)

**Hanley Hayes Cottage
Brookhouse Lane, Bucknall ST2 8ND**

Hanley Hayes Cottage comprises of a brick and tiled semi-detached property being part rendered set in an elevated location offering far reaching views over the towns and countryside. The property is located in a semi-rural location at the end of a private driveway and is a short distance from Hanley city centre which provides a wide range of amenities. The cottage is in need of some internal modernisation and improvement, but offers great potential to put your own stamp on and create a delightful family home.

The property benefits from three bedrooms, UPVC double glazing and wall mounted electric storage heaters. Externally, offering lawned gardens to the side and rear with potential to development off road parking, if so desired.

An early viewing is recommended to be fully appreciated.

****NO CHAIN****

Offers in the Region of £199,000

Directions

From our Leek office, take the A520 main road towards Cheddleton & Wetley Rocks. Follow the road through the two villages, and at the Cellarhead crossroads, turn right onto the A52 for Bucknall & Stoke on Trent. Follow this road for approximately 2.6 miles, then take a right turn onto Brookhouse Lane. Follow the lane until the end and keep bearing to your right, where you will then arrive at Hanley Hayes Cottage. The property will be signposted by the agents 'For Sale' board.

Living Accommodation

The property comprises of the following living accommodation;

Entrance Porch - 1.63m x 1.88m

Of PVC construction.

Kitchen - 3.53m x 3.33m

Having red tiled floor, part tiled walls, double drainer sink unit and storage radiator.

Living Room - 4.58m x 4.35m

Open fireplace, double glazed window to the front aspect and solid floor.



Lobby - 2.40m x 1.57m

With tiled floor and open stairs.

Bathroom - 2.36m x 2.28m

Having a bath with shower over, low level lavatory and wash hand basin.

Stairs leading to small landing

Bedroom One - 4.63m x 4.61m

Having a window to the front aspect, fireplace and storage radiator.

Bedroom Two - 2.70m x 2.57m

With window to the side aspect and open cupboard housing a hot water cylinder and shelving.

Bedroom Three - 2.88m x 3.17m (maximum measurements)

With window to the rear aspect and storage radiator.



Outside

To the front and side of Hanley Hayes Cottage there is a good sized garden plot which is principally laid to lawn with a mature Leylandii hedge to the side boundary.

There is a Small brick building housing a low-level W.C with tiled floor and a small store. A plan is attached which shows the extent of the property for sale edged in red.

It is considered that it may be possible to obtain off road parking by removing a small section of the garden hedge subject to any necessary consents.



Services

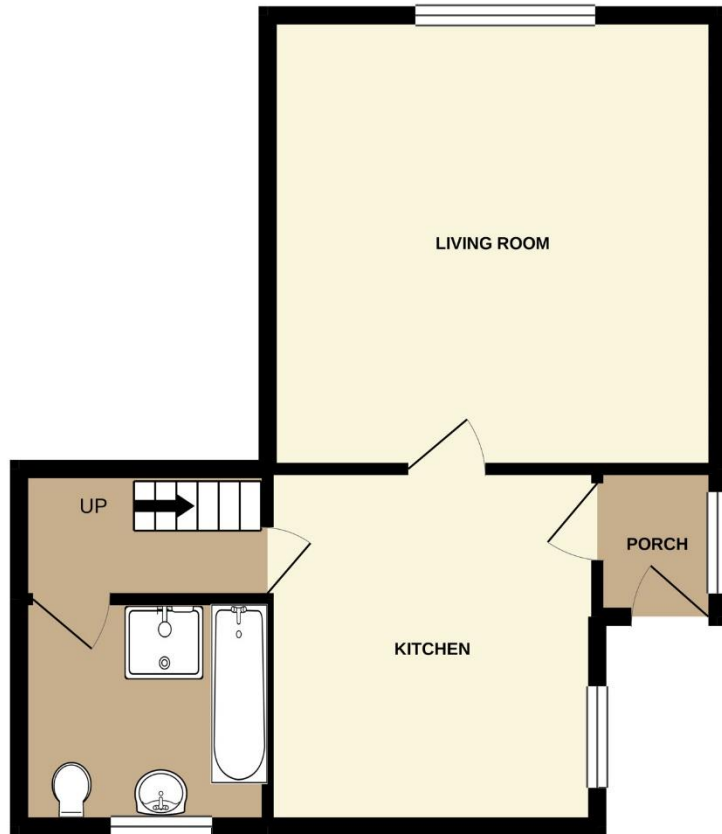
Hanley Hayes Cottage benefits from mains water, electric and drainage. There is no gas at the property.

Measurements

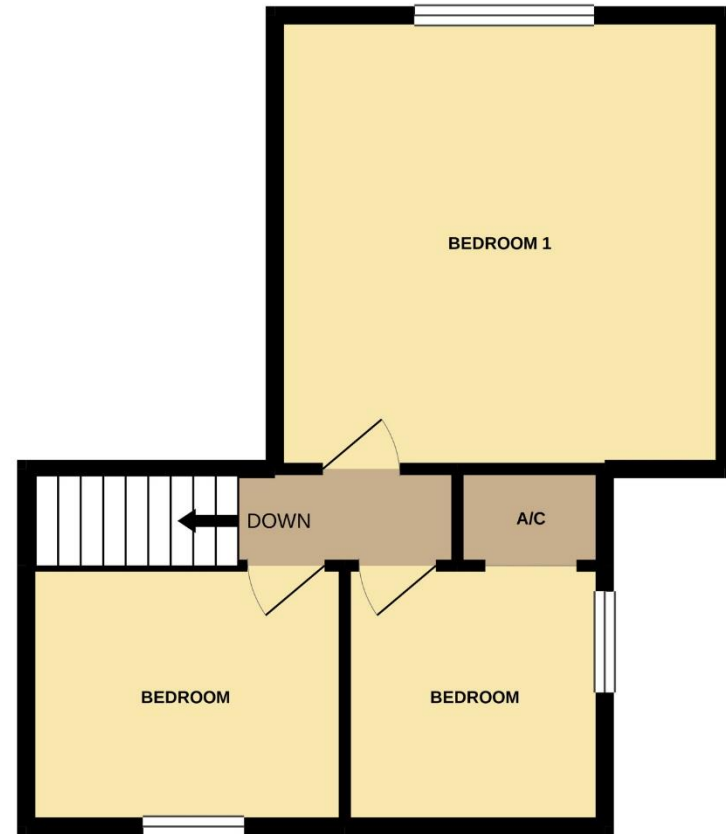
All measurements given are approximate and are 'maximum' measurements.

Floor Plan of Hanley Hayes Cottage

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate of Hanley Hayes Cottage

Energy performance certificate (EPC)

HANLEY HAYES COTTAGE
BROOKHOUSE LANE
ARMSHEAD
WERRINGTON
ST2 8ND

Energy rating

G

Valid until

26 April 2031

Certificate number

0239-0824-4000-0746-5222

Property type

Semi-detached house

Total floor area

86 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

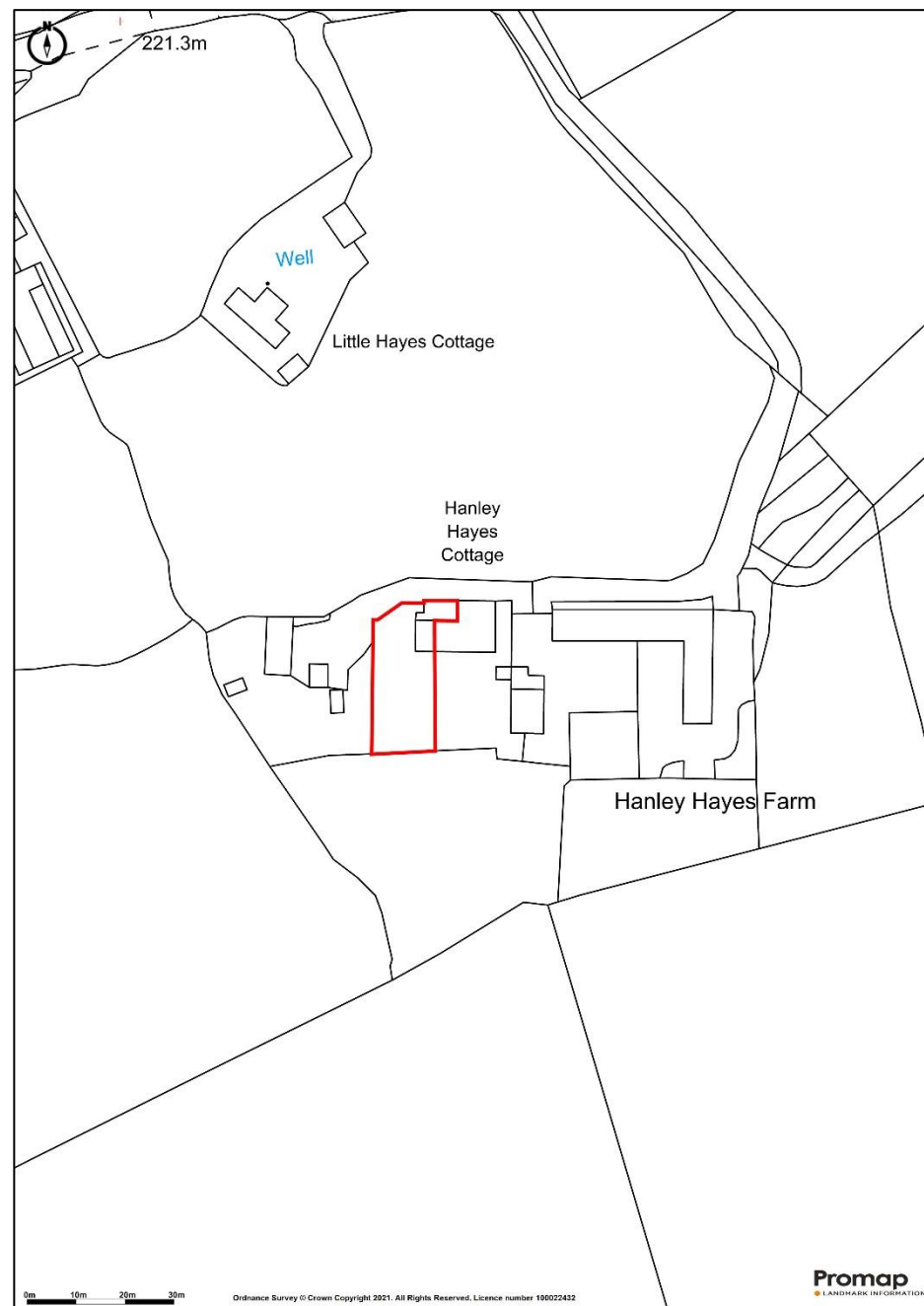
Properties can be rented if they have an energy rating from A to E. The [recommendations section \(https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0239-0824-4000-0746-5222#recommendations\)](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0239-0824-4000-0746-5222#recommendations) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is G. It has the potential to be A.

[See how to improve this property's energy performance. \(https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0239-0824-4000-0746-5222#recommendations\)](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0239-0824-4000-0746-5222#recommendations)

Plan of Hanley Hayes Cottage (Edged in Red)



Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

Wayleaves and Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold / leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Viewing

By prior arrangement through Graham Watkins & Co. Please email: enquiries@grahamwatkins.co.uk or telephone 01538 373308

Mortgage Provision

If you are thinking of buying a property, either through us or another agent, and require mortgage advice then please contact our office with your details and we can get our independent mortgage advisor to contact you to arrange a free no obligation meeting

Thinking of Moving?

If you have a property you are thinking of selling or renting then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

Websites

www.grahamwatkins.co.uk

www.rightmove.co.uk

www.onthemarket.com

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements 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 the Messrs. Graham Watkins & Co. 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;
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