

Little Bradshaw Farm Dunwood Lane

BURY & HILTON EST 1963
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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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Little Bradshaw Farm Dunwood Lane

Staffordshire
ST9 9QW

* The sale of Little Bradshaw Farm presents the rare opportunity to purchase a substantial detached dwelling located in a highly regarded area between Rudyard and Longsdon enjoying some outstanding views over the surrounding countryside.

* The property requires updating and improvement but offers a fantastic opportunity to put your own stamp on the property and create your dream home.

* Approached via a double entrance driveway the property stands on a large plot of around an acre (0.103) of lawned gardens, mature trees and shrubs and a large detached double garage all backing on to open fields.

* Benefiting from oil fired central heating, the accommodation briefly comprises: Entrance Porch, Entrance Hall, Utility Room, W.c x 2, Three Reception Rooms and Kitchen to the ground floor. Landing Area, Four Bedrooms, Bathroom and separate Shower Room to the first floor.

* The location offers a delightful rural setting but with easy road access into the popular market town of Leek and excellent road links towards Macclesfield and the Potteries.

* Don't miss this superb opportunity to make Little Bradshaw Farm your next family home.

* The property is offered For Sale with No Upward Chain involved.

Offers In The Region Of £630,000

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General Information

Entrance Porch
Tiled floor. Access to:

Entrance Hall
Radiator. Stairs off. Rear door.

Utility Room
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Radiator.

Sitting Room
Radiator x 2. Electric fire. Front door.

W.c
W.c. Wash basin. Access to boiler.

Inner Hallway
Radiator. Storage cupboard.

W.c
W.c. Wash basin. Heated towel rail.

Living Room
Radiator. Electric fire.

Dining Room
Radiator.

Kitchen
Wall and base units. Ceramic sink unit with drainer, rinser bowl and mixer tap. Electric hob and extractor unit. Oven and grill. Radiator. Tiled floor.

First Floor

Landing Area
Radiator. Loft access.

Bedroom
Radiator.

Bedroom
Radiator.

Bedroom
Radiator. Fitted wardrobes.



Bedroom
Radiator.

Shower Room
Shower cubicle. W.c. Wash basin. Radiator.

Bathroom
Bath. Wash basin. Radiator. Airing cupboard.

Outside
Approached via a double entrance driveway the property stands on a large plot of around an acre (0.103) of lawned gardens, mature trees and shrubs and a large detached double garage all backing on to open fields.

What Three Words
///starting.awkward.flop

AML CHECKS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity verification and due diligence checks on all prospective buyers once an offer has been accepted. A fee of £25 + VAT (£30 inc. VAT) per buyer is payable to Bagshaws to cover the cost of these checks. This must be paid in advance of a Memorandum of Sale being issued. The fee is non-refundable, including where the proposed purchase does not proceed.

Agents Notes

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