

10 Breech Close

Stoke-On-Trent

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Part of the Bagshaws Partnership

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10 Breech Close

Stoke-On-Trent
Staffordshire
ST10 3JH

* This three bedroom semi-detached family home is located in the very sought after Staffordshire Moorlands village of Waterhouses, situated on the edge of the Peak District national park and convenient for travelling into the market towns of Leek and Ashbourne.
* The property benefits from oil fired central heating and Upvc double glazing and briefly comprises: Entrance Hall, Living Room, Kitchen / Diner, Rear Hall and Utility Room to the ground floor. Landing Area, Three good sized Bedrooms and Bathroom to the first floor.
* To the rear of the property is an enclosed garden area laid mainly to lawn with two useful outside stores, the front of the property enjoys an outlook towards the surrounding countryside.
* An ideal family home of which an internal inspection is essential.

Offers In The Region Of £265,000

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General Information

Entrance Hall
Radiator. Stairs off.

Living Room 14'11" x 12'9" (4.55m x 3.91m)
Open fire. Radiator.

Kitchen / Diner 11'10" x 10'7" (3.61m x 3.23m)
Wall and base units. Stainless steel sink unit with drainer and mixer tap. Integrated fridge and dishwasher. Electric hob and oven with extractor unit above. Radiator.

Rear Hall
Rear door. Radiator. Understairs storage. Storage cupboard off.

Utility Room
Plumbing point.

Landing Area
Loft access pull down ladders and lighting. Radiator. Airing cupboard.

Bedroom 11'10" x 9'10" (3.61m x 3.00m)
Radiator. Fitted wardrobes.

Bedroom 10'11" x 8'7" (3.33m x 2.62m)
Radiator. Fitted wardrobes and bed surround.

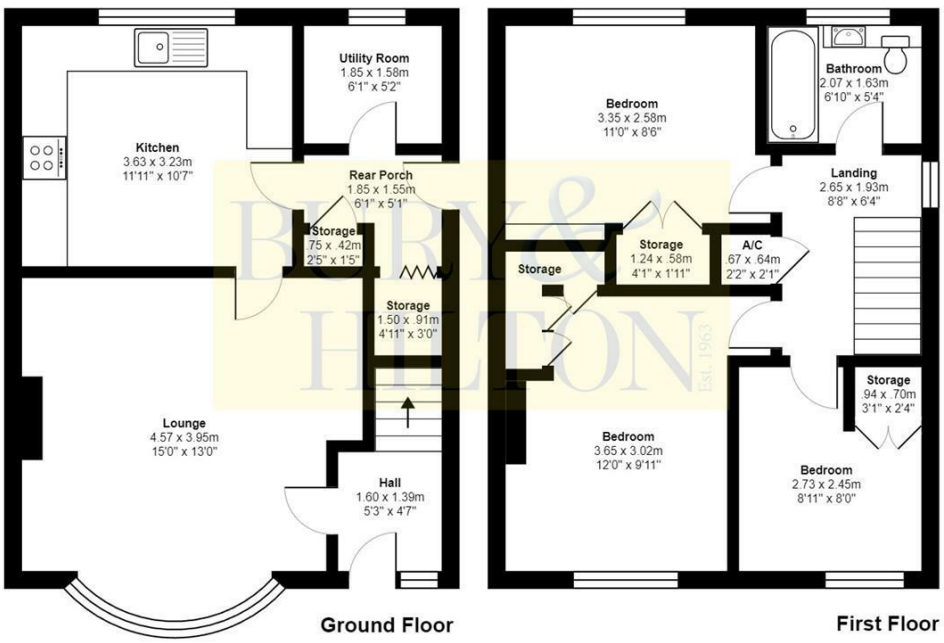
Bedroom 8'0" x 8'11" (2.44m x 2.72m)
Radiator. Built-in storage.

Bathroom 6'9" x 5'2" (2.06m x 1.60m)
Bath with shower over. W.c. Wash basin with storage unit below. Tiled walls. Heated towel rail.

Outside
To the rear of the property is an enclosed garden area laid mainly to lawn with two useful outside stores, the front of the property enjoys an outlook towards the surrounding countryside.

Viewing
By prior appointment through the Agents.

AML CHECKS



All measurements are approximate and for display purposes only

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Agents Notes

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