



**1 St. Teresa Cottages Cotton Lane, Cotton, Staffordshire
ST10 3DN**

Price guide £265,000



Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers

Requiring a complete programme of renovation and modernisation, this traditional two-bedroom semi-detached property presents an exciting opportunity to create a truly individual home in the picturesque Staffordshire village of Cotton.

The property retains several characterful features, including traditional woodblock flooring, a tiled open fireplace and an attractive bay window. The ground-floor accommodation begins with an entrance porch and hallway, followed by a lounge, sitting room and an additional reception room connected by an open archway. Together, these rooms provide flexible living and dining space with considerable potential for reconfiguration and improvement.

A galley-style kitchen is fitted with wooden cabinetry, wood-effect work surfaces and a red Rangemaster cooker, while an adjoining utility room provides plumbing and space for a washing machine.

To the first floor are two well-proportioned double bedrooms and a shower room, all of which offer further scope for updating.

The outside space is a particular highlight. A driveway provides ample off-road parking and continues alongside the property to a detached garage with light and power connected. To the rear is an exceptionally generous garden, predominantly laid to lawn and bordered by mature trees, shrubs and established hedging. Although requiring attention and landscaping, the garden offers outstanding potential to create a beautiful family garden with seating, entertaining and recreational areas.

The property benefits from a ground-source heat pump central-heating system, solar panels to the rear roof elevation and an LPG supply to the Rangemaster cooker.

Cotton is an attractive rural village within the Staffordshire Moorlands, surrounded by beautiful countryside and offering access to an abundance of scenic walks. Nearby Cotton Dell Nature Reserve features ancient woodland, flower-rich grassland and picturesque trails through the Churnet Valley.



The Accommodation Comprises

Entrance Porch

4'11" x 6'10" (1.50m x 2.08m)

Entered through a UPVC double-glazed front door, the welcoming entrance porch features traditional woodblock flooring and a UPVC double-glazed window, allowing plenty of natural light.

Entrance Hall

9'8" x 4'2" (2.95m x 1.27m)

With stairs rising to the first floor and a useful understairs storage cupboard.

Lounge

13'8"(into bay) x 11'11" (4.17m(into bay) x 3.63m)

Featuring a bay window with UPVC double glazing and a radiator. The room offers good potential for refurbishment and updating.

Sitting room

11'11" x 12'0" (3.63m x 3.66m)

Featuring a tiled open fireplace and an archway leading through to a further reception room.

Reception room

9'3" x 11'10" (2.82m x 3.61m)

Accessed through an archway from the sitting room, this additional reception space benefits from a UPVC double-glazed window, radiator and rear entrance door providing access to the outside.

Kitchen

17'2" x 6'11" (5.23m x 2.11m)

A galley-style kitchen fitted with a range of wooden wall and base cabinets, drawers and long silver-effect handles, complemented by wood-effect work surfaces and tiled splashbacks. An inset stainless-steel sink with storage beneath is positioned below one of two UPVC double-glazed windows. Further features include tiled flooring, space for white goods and appliances, and a red Rangemaster cooker set between the units, with an extractor hood above. The kitchen would benefit from updating as part of the property's wider renovation.

Utility room

3'8" x 7'7" (1.12m x 2.31m)

Providing plumbing and space for an automatic washing machine, together with a UPVC double-glazed window.

First Floor

Landing

Bedroom One

12'1" x 11'11" (3.68m x 3.63m)

A well-proportioned double bedroom with a UPVC double-glazed window and radiator.

Bedroom Two

11'11" x 12'0" (3.63m x 3.66m)

A further well-proportioned double bedroom with a UPVC double-glazed window and radiator.

Shower Room

7'10" x 6'11" (max) (2.39m x 2.11m (max))

Fitted with a double-width shower enclosure featuring a sliding glass door and side screen, with an electric shower and handheld attachment. The suite also includes a low-level WC and pedestal wash hand basin. Further features include fully tiled walls, diamond-patterned vinyl flooring, a radiator and privacy-glazed window. The room would benefit from updating.

Outside

The generous outside space is a real highlight of the property. To the front, a driveway provides ample off-road parking and continues alongside the house to a detached garage, while the gravelled frontage is complemented by established hedging and an attractive stone boundary wall.

To the rear is a particularly impressive, substantial garden, predominantly laid to lawn and surrounded by mature trees, shrubs and established hedging. Offering an excellent degree of space, the garden presents a wonderful opportunity to create beautifully landscaped grounds, generous entertaining areas or an ideal family garden. Although requiring some attention, its size and potential are sure to appeal to buyers seeking an exceptional outdoor space.

Detached Garage

19'0" x 10'0" (5.79m x 3.05m)

Of concrete sectional construction, with light and power connected.

Services

We understand that the property is connected to mains electricity, water and drainage. Central heating is provided by a ground-source heat pump system, while the Rangemaster cooker is supplied by an LPG tank. Solar panels are also installed to the rear roof elevation. Prospective purchasers should satisfy themselves as to the condition, ownership and operation of all systems and installations.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

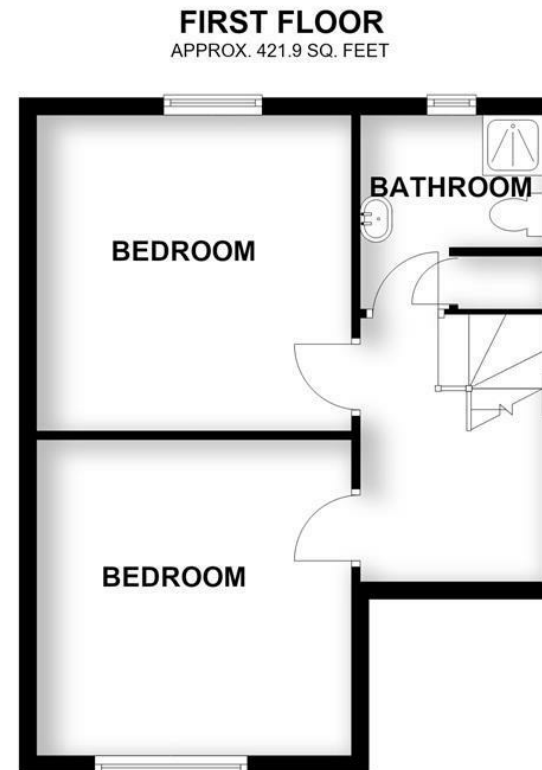
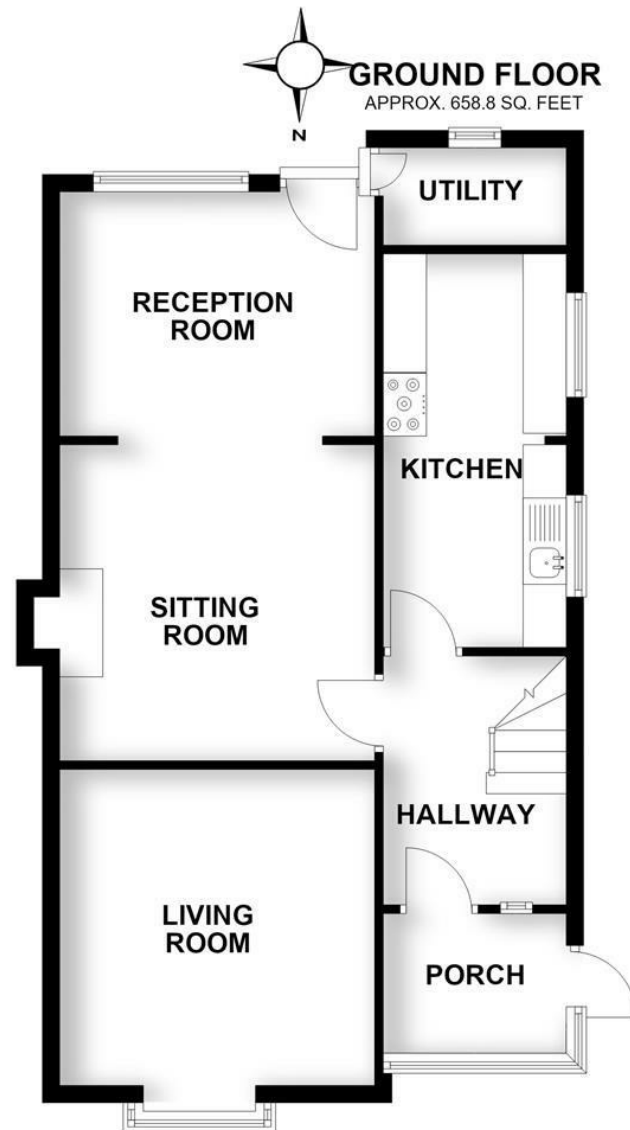
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Notes

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.







TOTAL AREA: APPROX. 1080.7 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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

