



Withington Green Farm, Withington Lane, Leigh, Stoke-On-Trent ST10 4SX

welcome to

Withington Green Farm, Withington Lane, Leigh, Stoke-On-Trent

This detached Farmhouse is in need of some modernisation/improvement works but offers excellent potential and in brief comprises: lounge, conservatory, kitchen diner, walk in pantry, shower room and to the first floor: three bedrooms and cloakroom. Attached garage, driveway and gardens.



Access to the property is gained via:

Entrance Door:

Leading into:

Entrance Lobby:

Having central heating radiator; cloakroom; tiled flooring; door to:

Entrance Hallway:

Having uPVC door to the side elevation; stairs to the first floor accommodation which has stair lift; understairs store cupboard; central heating radiator; plumbing for washing machine; doors off to:

Lounge:

19' 7" max x 11' 11" max (5.97m max x 3.63m max)
Having feature fireplace housing multi-fuel burner; double glazed window to the side elevation; two central heating radiators; uPVC patio door leading into:

Conservatory:

9' 10" x 9' 6" (3.00m x 2.90m)
Being of uPVC construction on dwarf brick wall; doors leading out to the front and rear elevations.

Kitchen Diner:

20' 3" x 11' (6.17m x 3.35m)
A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; a range of further base, wall and drawer units; electric cooker; plumbing for dishwasher; further appliance space; double glazed window to the side elevation, cupboard housing the electric meter; feature fireplace with back boiler; tiling,

Walk In Pantry:

With quarry tiled flooring; window to the rear elevation.

Shower Room:

Having walk in shower cubicle with wall mounted electric shower; wash basin; low level wc; tiling; two double glazed windows to the rear elevation.

Stairs From The Hallway:

Leading to:

First Floor Landing:

Having double glazed window to the side elevation; doors off to:

Bedroom One:

12' 1" x 12' 1" (3.68m x 3.68m)
With double glazed window to side elevation; central heating radiator; timber flooring; airing cupboard housing the hot water tank.

Bedroom Two:

11' 8" x 10' (3.56m x 3.05m)
Having built in wardrobes; double glazed window to side elevation; central heating radiator.

Bedroom Three:

10' x 7' 4" (3.05m x 2.24m)
With double glazed windows to side and rear elevations; central heating radiator; timber flooring.

Cloakroom:

Having wash basin; low level wc; tiled walls; timber flooring; double glazed window to front elevation; central heating radiator.

Attached Garage:

19' 3" x 9' 8" (5.87m x 2.95m)
With up and over door; window to the side elevation.

Gardens:

The tarmac driveway provides off road parking and additional stone parking area. The gardens are laid to lawn with hard landscaped patio area, mature shrubs, plantings and trees.

Please Note:

Photographs may have been taken using a wide angle lens.



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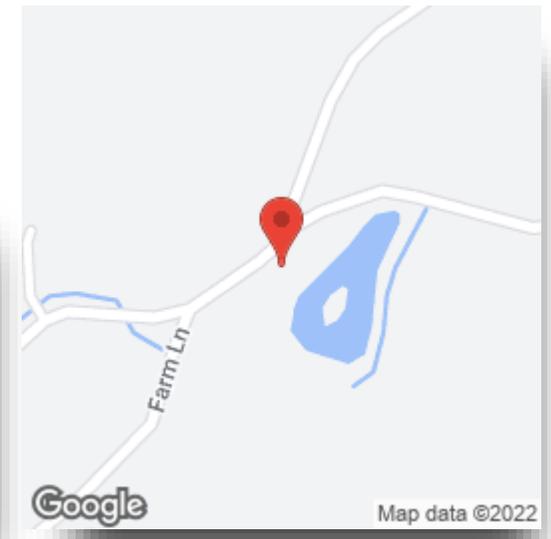
welcome to

Withington Green Farm, Withington Lane, Leigh, Stoke-On-Trent

- Detached Farmhouse. Three Bedrooms
- In need of some Modernisation/Improvement works
- Lounge. Kitchen Diner. Walk in Pantry
- Ground Floor Shower Room. First Floor Cloakroom
- Attached Garage. Drive. Gardens

Tenure: Freehold EPC Rating: E

£370,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
UTR108290 - 0004

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