







Abode are thrilled to present this exquisite, two-bedroom semi-detached cottage in the sought-after village of Whiston, available with no upward chain. This property exudes character and charm, having undergone an exceptional refurbishment that preserves its original features. Beautiful garden views over rolling Staffordshire hills and countryside.

Situated in the picturesque Staffordshire Moorlands village of Whiston, this residence offers breathtaking scenery and convenient proximity to the popular towns of Cheadle, Leek, and Ashbourne. The surprisingly spacious layout includes an entrance porch, living room, newly equipped kitchen, dining area, utility room, and a spacious garden room, accessed via an alluring secret bookcase door.

The first floor accommodates two double bedrooms and family bathroom. Throughout the property, there are beautiful original beams, a distinctive log burner, and a captivating bookcase door leading to the second living room. Complete with double glazing, ample front parking, and a well-maintained garden area, this home is ideal for summer entertaining.





## Hall

Front door leading into the entrance porch which is open to the living room, window to each side and grass mat flooring.

## Lounge

Feature fireplace with wood burning stove, central heating radiator, window to the front elevation, bookcase door leading to the second reception room.

## Garden Room

Accessed through the bookcase door and down a small set of stairs, this beautiful room has windows to every aspect, feature beams, patio doors leading out into the garden. Central heating radiator, stone floor, store under the stairs and access to the utility room.

## Kitchen

Fitted kitchen perfectly in-keeping with the character of the property, base and eye level units with complimentary worktops, Belfast sink, tiled floor and tiled above the worktops, integrated oven and four ring gas hob with extractor fan over. Window to the front elevation, wine rack, central heating radiator and integrated fridge, feature beams and being open into the dining area.

## Dining Area

Open to the kitchen, newly carpeted, window to the rear, central heating radiator, stairs leading to the first floor with large under stair store.



## Utility Room

Complimentary worktop, plumbing for a variety of white goods, tiled floor and a store cupboard housing the newly fitted Worcester combi boiler.

## Landing

Galleried stairs with newly fitted carpets (which follow through to the same in the two bedrooms). Shelf in the wall on the right hand side as walking up the stairs, access to the two bedrooms and bathroom.











### Bedroom One

Built in wardrobes with six doors and drawers underneath providing ample storage, central heating radiator and window to the front elevation.

### Bedroom Two

Built in two door wardrobes, central heating radiator, window to the front elevation and loft access.

### Bathroom

Recently fitted bathroom with WC, round end bath with shower over, sink, windows to both the rear and side elevations, towel radiator, feature stone wall and built in shelving open to the bathroom.

### Garden

Ample parking to the front of the property, front garden boasting feature patio, pebbled areas, shrubs, bushes and trees. Steps to the left of the property leading to a path which runs down the left hand side, undercover veranda area







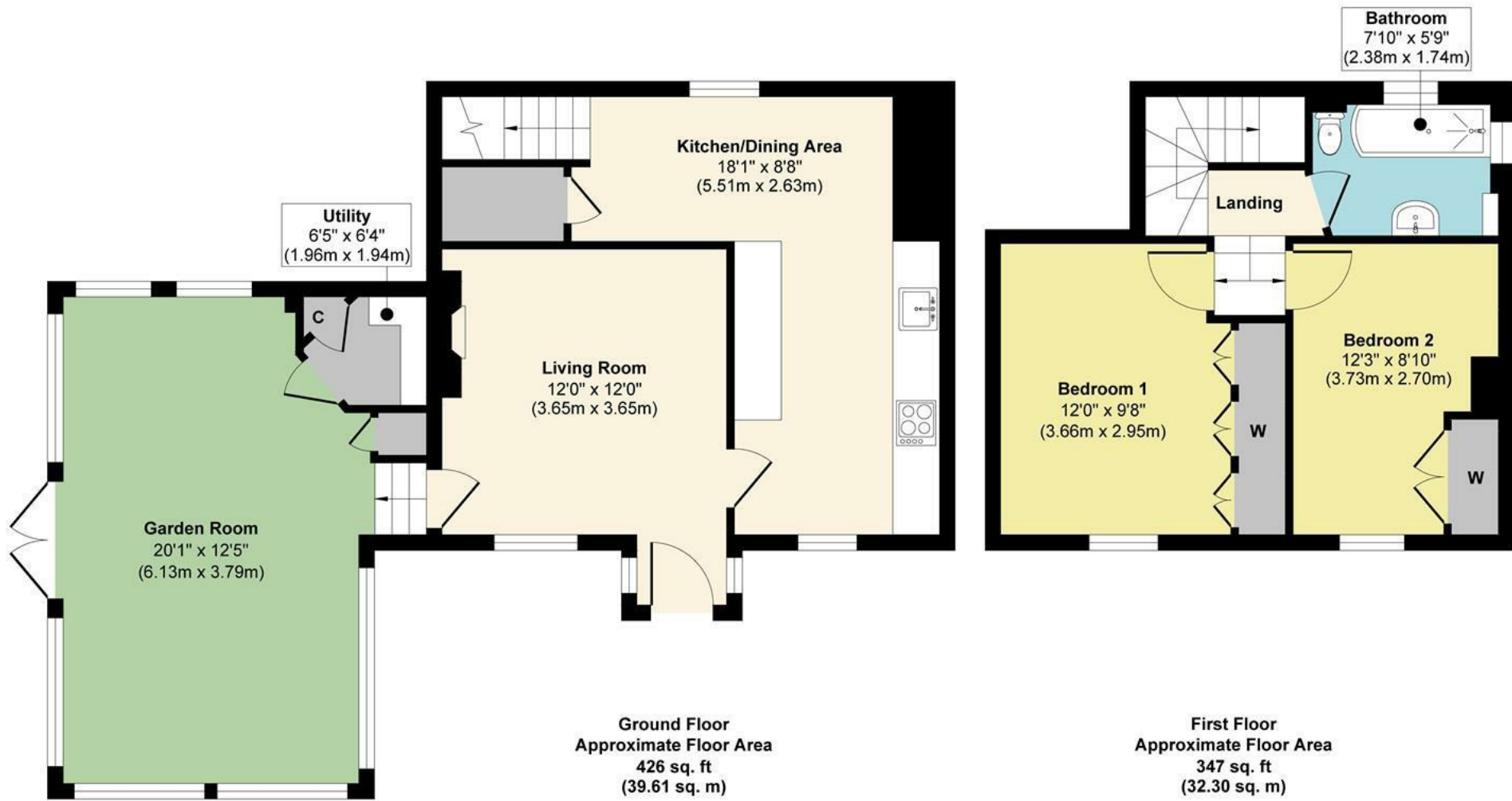








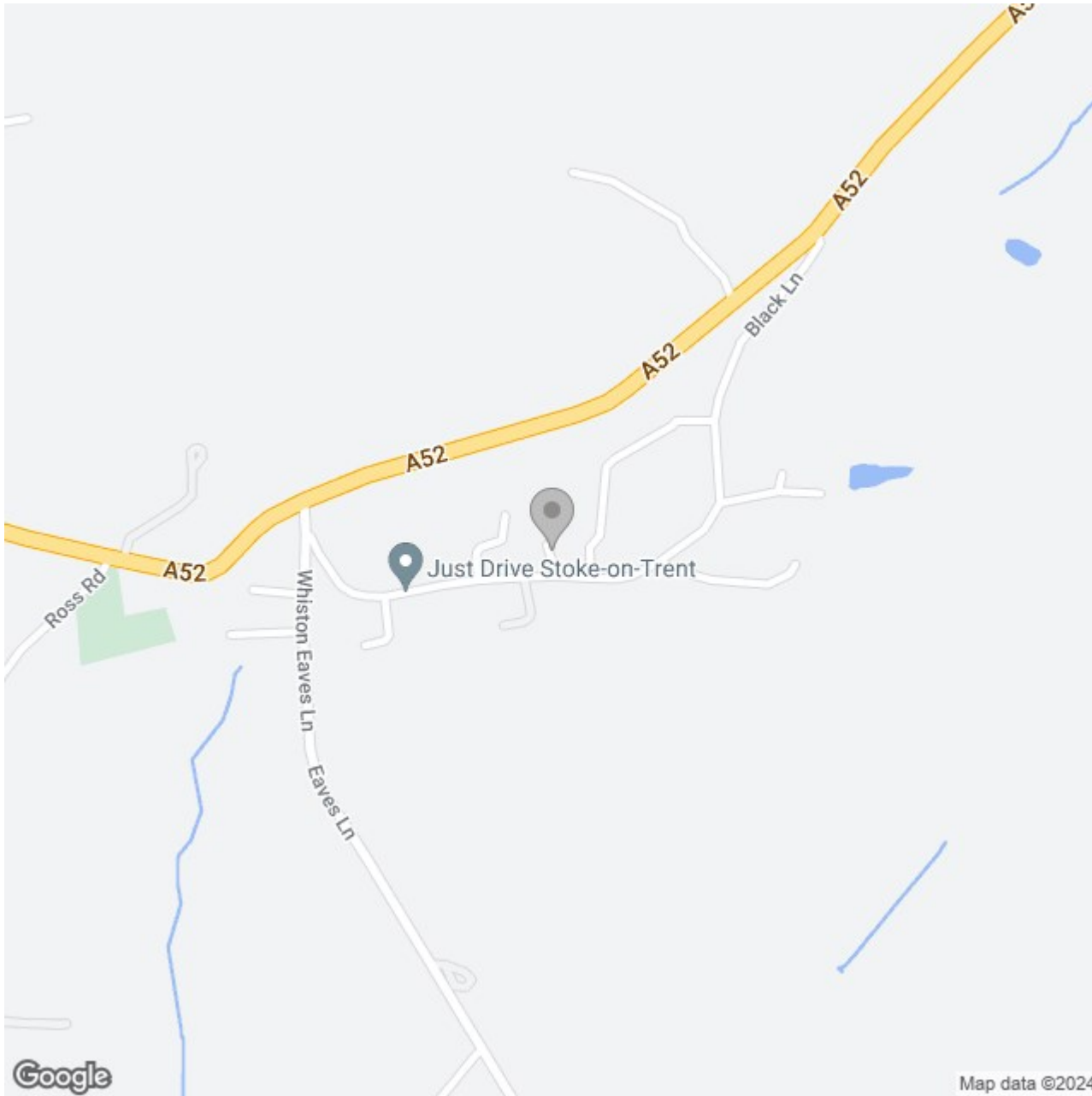




**Approx. Gross Internal Floor Area 774 sq. ft / 71.91 sq. m**

Produced by Elements Property





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	