ABODE
SALES & LETTINGS

Moor Court, Farley Road, Oakamoor, ST10 3BD

£249,950



https://www.abodemidlands.co.uk







Exciting new homes in a sought-after location, offering stylish open-plan living, a high-quality specification and generous enclosed gardens with stunning countryside outlooks.

Designed with modern living in mind, these impressive properties combine contemporary design with quality finishes and an enviable rural setting. The accommodation comprises an entrance hallway opening into a superb open-plan kitchen, dining and living space, together with a downstairs WC. The ground floor benefits from quality tiled flooring throughout, providing a practical and stylish finish that complements the modern interiors.

The contemporary fitted kitchen features attractive Shaker-style units and a range of integrated appliances, including a cooker, hob, extractor, dishwasher and fridge freezer, creating a well-equipped and functional space ready to enjoy from day one. Bi-fold doors open directly from the open-plan living space onto the garden, creating a wonderful connection between the indoors and outdoors and making the home equally suited to everyday living and entertaining.

To the first floor, there are two well-proportioned bedrooms, both benefiting from fitted wardrobes, together with a modern family bathroom. Each home has been finished to a high standard throughout, with careful attention to quality, style and practicality, creating comfortable and contemporary homes that are ready to move into.

Externally, the properties enjoy generous enclosed gardens, providing an ideal setting for relaxing, entertaining or simply enjoying the stunning views across the surrounding countryside. Each home also benefits from allocated parking, while an air source heat pump provides an energy-efficient heating solution, helping to offer comfortable and economical living.

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Situated in a desirable rural location surrounded by beautiful countryside, the development provides the best of both worlds, offering a peaceful setting whilst remaining within easy reach of everyday amenities. The nearby towns of Cheadle and Leek provide a wide range of shops, supermarkets, cafés, restaurants and other amenities, with well-regarded primary schools also available nearby. The location further benefits from easy access to Alton Towers Resort, making it an ideal base for enjoying the attractions and stunning scenery of the surrounding area.

Combining contemporary design, a high-quality finish, well-planned open-plan accommodation and an enviable countryside setting, these exceptional homes are ideally suited to a range of buyers, including first-time buyers, professionals, downsizers and those looking to enjoy a quieter rural lifestyle, whilst remaining conveniently placed for local amenities, nearby towns and transport links.

Early viewing is highly recommended to fully appreciate the quality, specification and beautiful setting these impressive new homes have to offer.






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AML Disclaimer - Cheadle Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

PIF Disclaimer - Cheadle Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.


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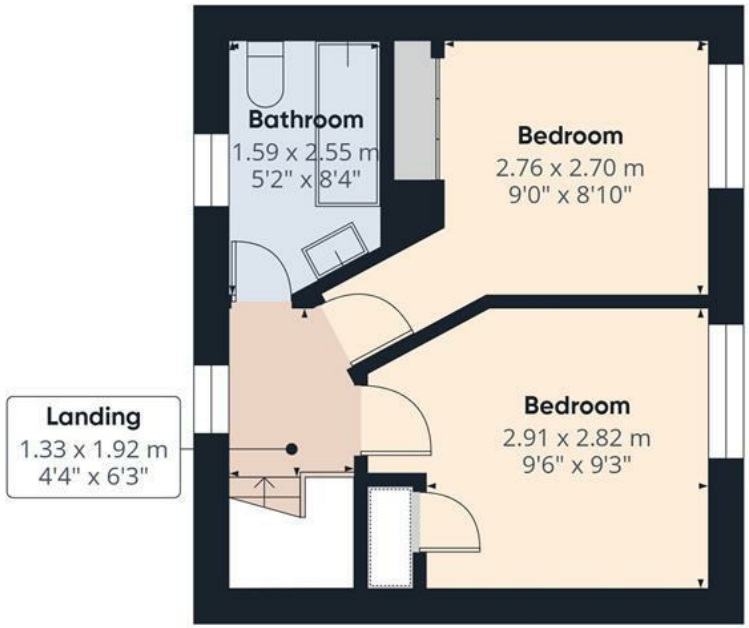








Floor 0



Floor 1



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Approximate total area(1)

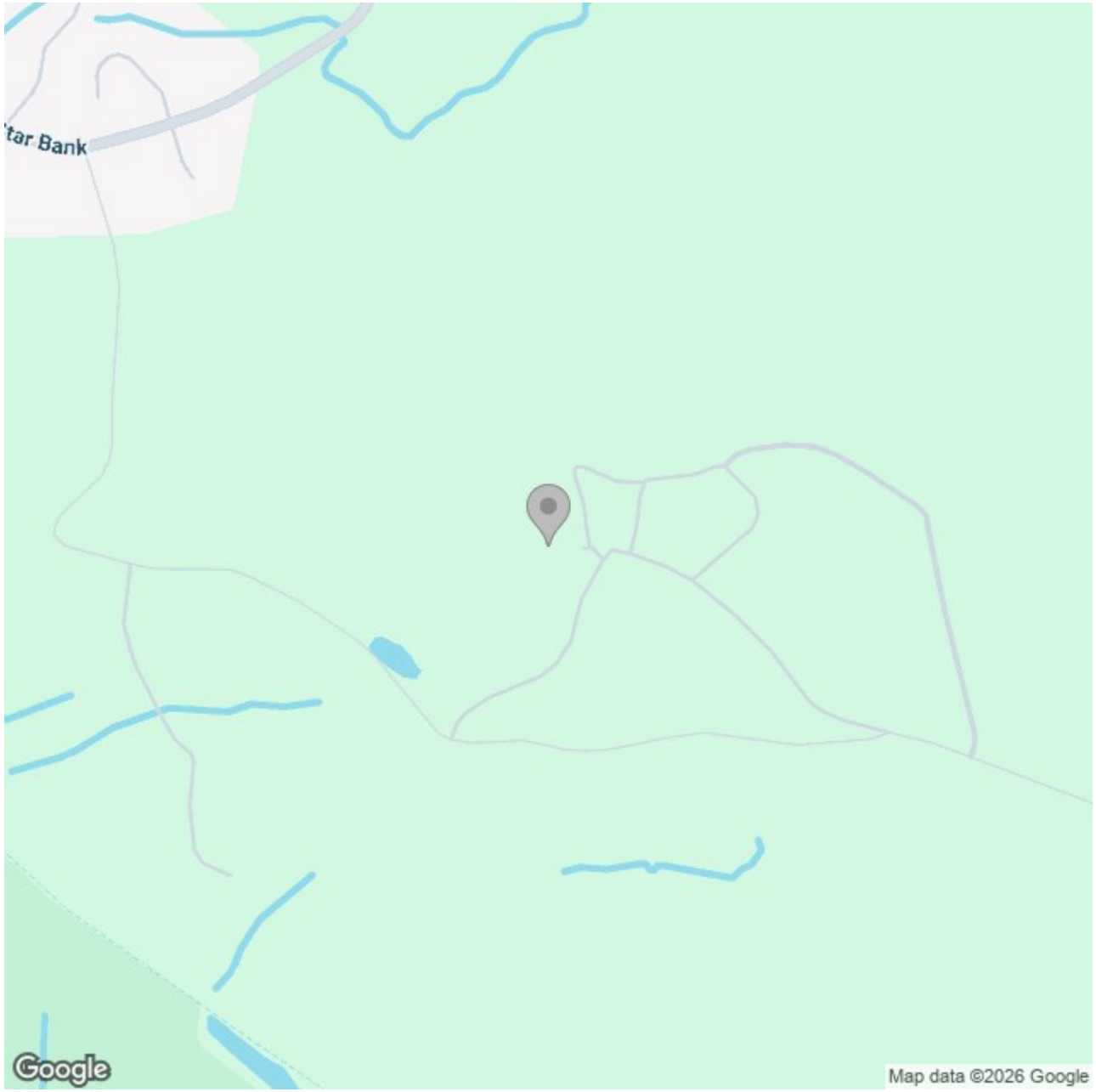
73.5 m²

791 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		98
(69-80) C	72	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.