



Helping *you* move



Jubilee Chapel, Hook Gate, TF9 4QP

This unique converted Chapel offers you three Bedrooms, a Lounge with French doors out to the Garden, Parking and lots of character features - including the original pulpit overlooking the vaulted Entrance Hall!

Offers In Excess Of
£300,000

Overview

- Unique Converted Chapel
- Lots of Original Features
- Vaulted Entrance Hall, Study
- Kitchen, Dining Room with Feature Fireplace
- Lounge with French Doors to Rear Garden
- Three Bedrooms & Family Bathroom
- Top Floor Space with potential for Fourth Bedroom
- Rear Garden with Patio
- EPC Rating - E



Brief Description

The sturdy front door opens into the vaulted hallway, with a feature staircase turning its way up to the first floor, with a small office space to your right. The inner all way leads to the kitchen which opens to a small store housing the oil combination boiler and further door to the rear garden. The dining room has a feature fireplace and lounge has new French windows out to the garden. To the first floor are three newly carpeted bedrooms and the family bathroom with roll-top bathtub and separate shower. The stairs continue to the second floor - a useful space with restricted headroom.

Externally, there's an off-road parking space and the enclosed garden with patio area - and it's just a short walk to the beautiful Burntwood... the perfect place for exploring and walking the dog!

Location

Hookgate is a desirable area situated near to the established villages of Ashley and Loggerheads, which between them offer doctors, primary school, local shops, pub/restaurants and a library. The property is within walking distance of The Burntwood for many outdoor activities.

A more comprehensive range of amenities can be found in Market Drayton approximately 5 miles away. These include schools, specialist and high street shops, supermarkets, restaurants, health and leisure facilities. Stafford, Newcastle-under-Lyme, Stoke on Trent and Shrewsbury are all within commutable distance.



Your Local Property Experts

01630 653641



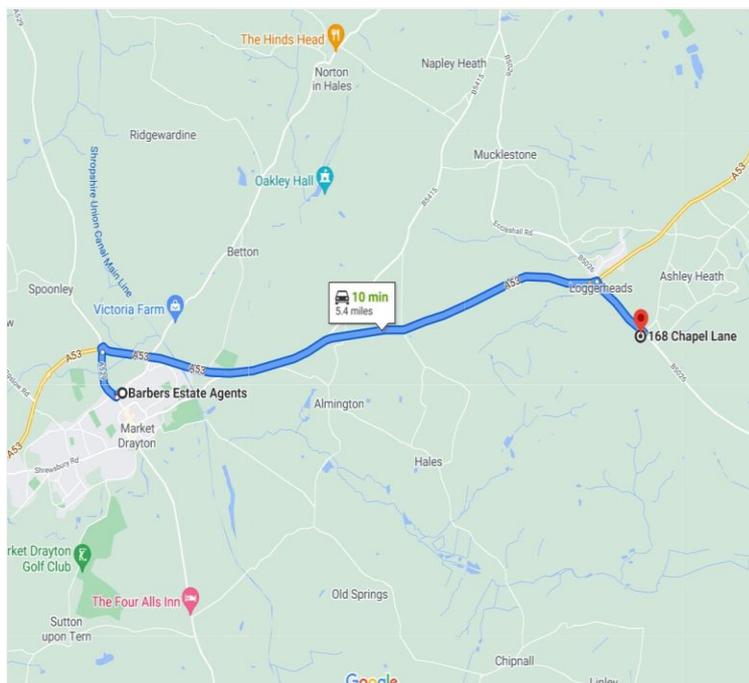
Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office, on 01630 653641 or Email to:

marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains water and electricity, oil-fired central heating and septic tank drainage are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Newcastle Borough Council, Newcastle Under Lyme, ST5 2AG Tel: 01782 717717

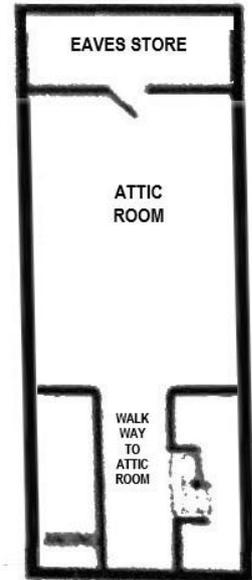
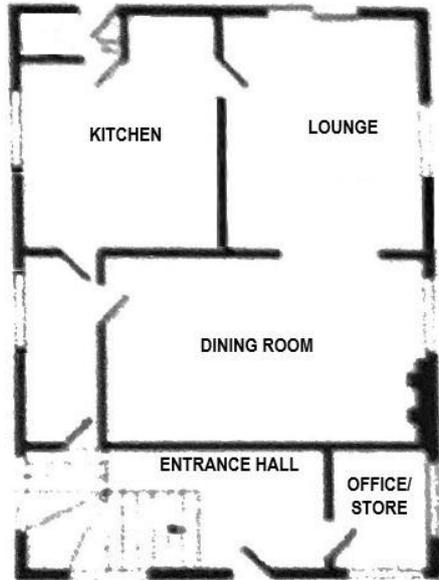


DIRECTIONS: From Market Drayton, take the A53 towards Loggerheads and Newcastle-under-Lyme and at the mini-roundabouts by the Loggerheads pub, turn right on Eccleshall Road - up the hill with the school on your left, and take the second right onto Chapel Lane where the property can be identified by our For Sale sign.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

NOT TO SCALE - OUTLINE REFERENCE ONLY



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01630 653641

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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