

Smithy Bank

Alton, Stoke-on-Trent, ST10 4AD



Extremely impressive traditional stone fronted forecourted end terrace home providing deceptively spacious accommodation extending to approx. 1000 sq.ft in the heart of this highly desirable village.

£250,000

John German

Internal inspection of this fabulous home is strongly recommended whether looking to make the first step onto the property ladder or for a downsize. Presented and appointed to a high standard combining retained character features with impressive contemporary elements including a refitted breakfast kitchen.

Situated in the highly desirable and well regarded village of Alton, within walking distance to its range of amenities including the convenience shop, public houses and eateries, health centre, first school, church and hair salon. Several countryside walks through the stunning surrounding area are also on the doorstep towards Dimmingsdale, the Chumet Valley and Oakmoor. The towns of Uttoxeter, Ashbourne and Chedale are all within an easy commutable distance with their wider range of facilities.

Accommodation - A solid timber door opens to the welcoming hall having a feature Minton tiled floor, stairs rising to the first floor and doors to the spacious ground floor accommodation.

To the front is the comfortable lounge which has a deep bay window plus a door leading to the lovely dining room which has dual aspect windows providing natural light, focal fireplace, wooden floor and doors returning to the hall and the downstairs WC.

The hugely impressive refitted breakfast kitchen has a range of base and eye level units with quality work surfaces and breakfast bar, inset sink unit set below one of the dual aspect windows, fitted gas hob with an extractor hood over and oven under, space for further appliances and a door to the garden.

To the first floor the landing has access to the loft and doors leading to the two double bedrooms, the front facing master extends to the full width of the property and benefits from an ensuite having a white three-piece suite.

Completing the accommodation is the fitted bathroom that has a four piece suite incorporating both a roll top bath and claw bath and a separate double shower cubicle.

To the rear a patio leads to the enclosed low maintenance hard landscaped garden having a lovely decked area with a timber pergola providing a fabulous entertaining and relaxing area. There is also a blue slate shale garden and gated access to the side.

To the front is a small enclosed forecourt.

what3words: encoded.denote.lends

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

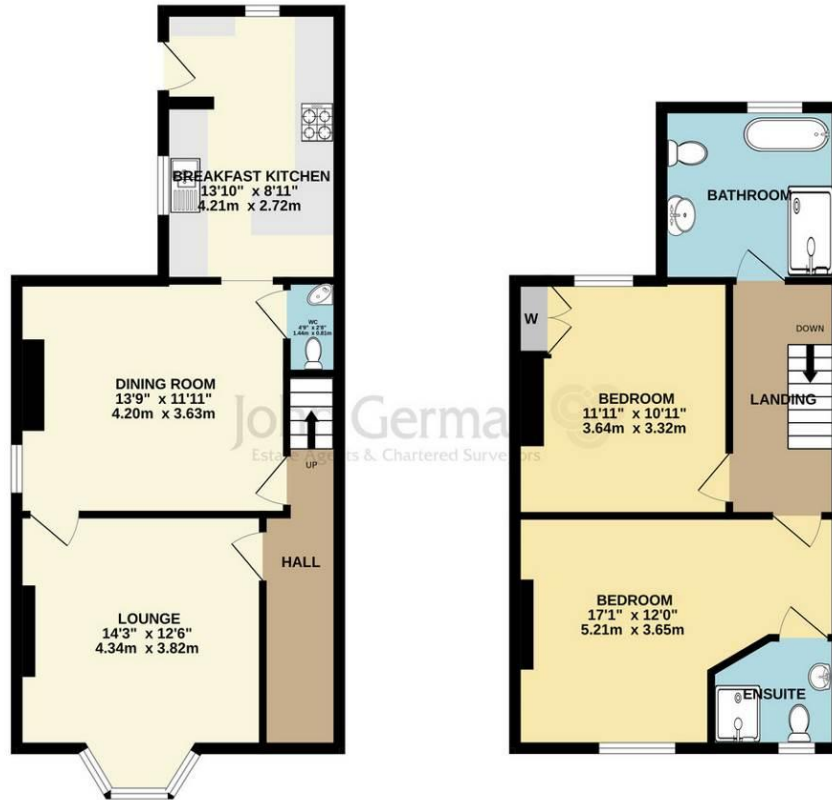
Useful Websites: www.staffs Moorlands.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JG

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band B

GROUND FLOOR

1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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