

# Denstone Lane

Alton, Stoke-on-Trent, ST10 4AX



Attractive traditional semi detached coach house conversion for sale with no upward chain. Situated in a quiet cul de sac towards the edge of the highly desirable village.

Offers Over £180,000



John German 

Absolutely ideal first time buy, downsize, lock and leave bolthole or investment, whether as a buy to let or a holiday let enterprise. Viewing and consideration of this semi detached coach house conversion is essential to appreciate its room dimensions and scope for personalisation.

Situated on the edge of the highly desirable village but still within easy reach of its wide range of amenities including the convenience shop, public houses and eateries, first school, health centre, village hall, church and hair salon. Walks through the surrounding countryside are also on the doorstep through the Churnet Valley towards Dimmingsdale and Oakamoor. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance, as are the world head quarters of JCB and surrounding road networks.

A composite and part obscured double glazed entrance door opens to the impressive fitted kitchen which extends to the depth of the property having a range of base and eye level units with work surfaces and inset sink unit set below the front facing window, fitted electric hob with an extractor hood over and oven under, and integrated appliance including a dishwasher, washing machine and fridge freezer. A part obscured double glazed door gives access to the rear of the property and stairs rise to the first floor.

The generously sized living dining room has two front facing windows and an understairs cupboard.

To the first floor the landing has doors leading to the two double bedrooms, each extending to the depth of the property with front facing windows.

Completing the accommodation is the fitted shower room which has a modern white suite incorporating a corner shower cubicle with half tiled walls and a tiled floor, plus a front facing window.

Outside to the rear, steps lead to decking providing a pleasant seating area leading to the garden laid to lawn, enclosed to three sides, plus a block paved access leading to the front. To the front, there is block paved off road parking.

**What3words:** glorious.weaved.vaulting

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

**Property construction:** TBC

**Parking:** Drive

**Electricity supply:** TBC

**Water supply:** TBC

**Sewerage:** TBC

**Heating:** TBC

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:**

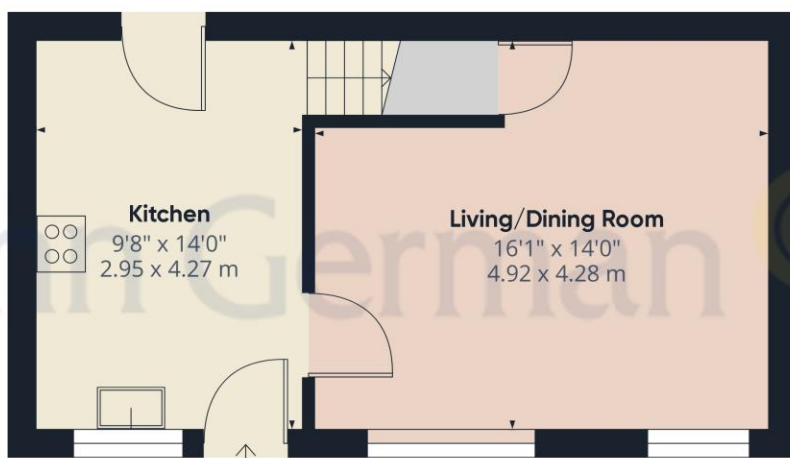
Staffordshire Moorlands District Council / Tax Band TBC

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

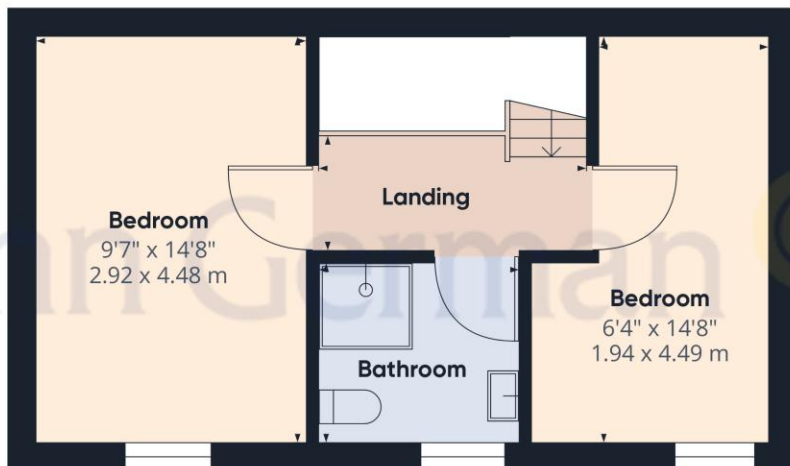
[www.staffs Moorlands.gov.uk](http://www.staffs Moorlands.gov.uk)

**Our Ref:** JGA/19042024

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Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
705.91 ft<sup>2</sup>  
65.58 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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