

Saltersford Lane

Alton, Stoke-on-Trent, ST10 4AU

John 
German





Saltersford Lane

Alton, Stoke-on-Trent, ST10 4AU

£375,000

Attractive modern style detached home with well presented and improved accommodation suitable for a variety of buyers, situated on a popular no-through road in this highly desirable and well regarded village.

Whether looking to move up or down the property ladder, internal inspection and consideration of this delightful home is essential to appreciate the enhancements made by the current owners and its pleasant position that enjoys a degree of privacy.

Situated in this well regarded and popular village within easy reach of its range of amenities including a convenience shop, public houses and restaurants, health centre, first school, active village hall and playing fields, church and a hair salon. Several walks through surrounding countryside are also closeby towards Dimmingsdale and Oakamoor through the Churnet Valley. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance as are the world headquarters of JCB.

Accommodation - A uPVC part obscure double glazed door opens to the entrance porch having space to hang up your coats and kick off those boots, with a door leading to the fitted downstairs WC, and part glazed double doors opening to the ground floor accommodation.

The pleasant dining hall has a side facing window and is currently used as a sitting/study area with stairs rising to the first floor with an under stairs cupboard, a door to the garage, and further doors to the remaining living space.

The comfortable lounge has a feature panelled wall with an inset log burner set on a slabbed hearth, vertical radiator and uPVC double glazed sliding patio doors opening to the impressive uPVC double glazed constructed conservatory that provides an additional multi functional reception area having a tiled floor with under floor heating, power points and sliding doors to the garden.

The fitted kitchen has a range of base and eye level units with fitted worktops and inset sink unit, tiled splash backs, fitted electric hob with an extractor over and electric oven under, additional appliance space and a tiled floor plus a uPVC double glazed door opening to the conservatory giving a real flow to the ground floor accommodation.

On the first floor landing a side facing window provides natural light and doors open to three good sized bedrooms, two of which can easily accommodate a double bed with the rear facing master having the benefit of a fully tiled en suite shower room having a white suite and a built in airing cupboard.

Completing the accommodation is the fully tiled fitted bathroom also having a white suite incorporating a panelled bath with a Jacuzzi shower enclosure above.

Outside - To the rear a paved patio provides a pleasant seating and entertaining area leading to the lawn enjoying a degree of privacy, with well stocked borders, a shed to one side and gated access to the front via the opposite side. To the front there are well stocked established borders and a block paved driveway providing off road parking leading to the garage which is presently used as a gym having an up and over door, power points and light plus direct access into the property.

what3words: aabstracts.fairway.cuddled

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

Property construction: Standard **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

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

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

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

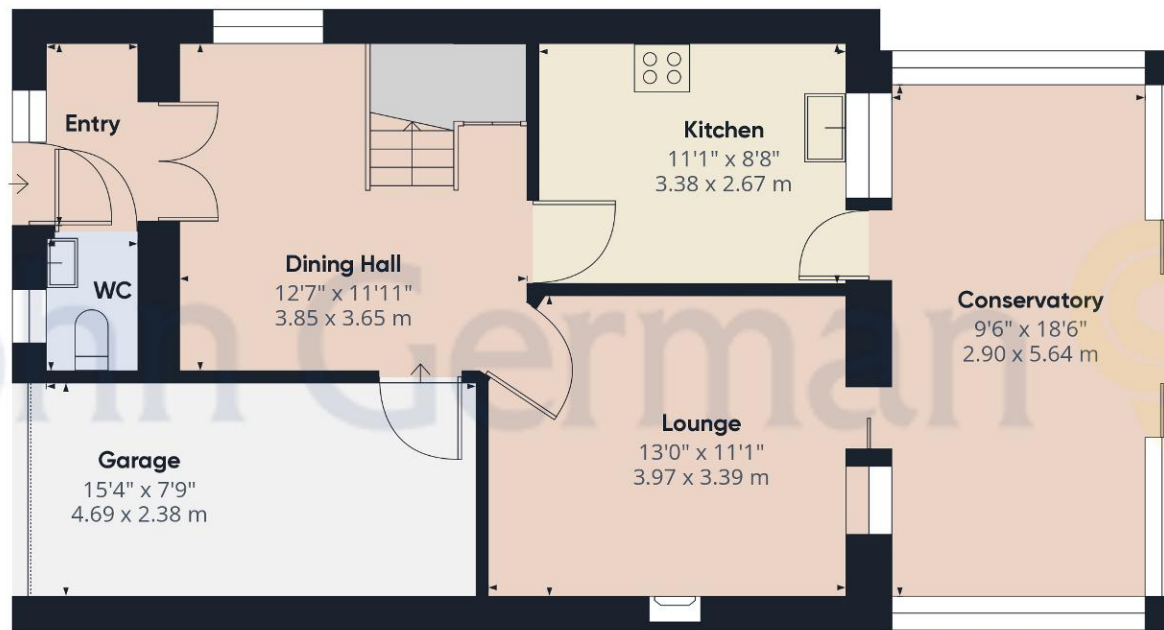
Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band D

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

Our Ref: JGA/11062024





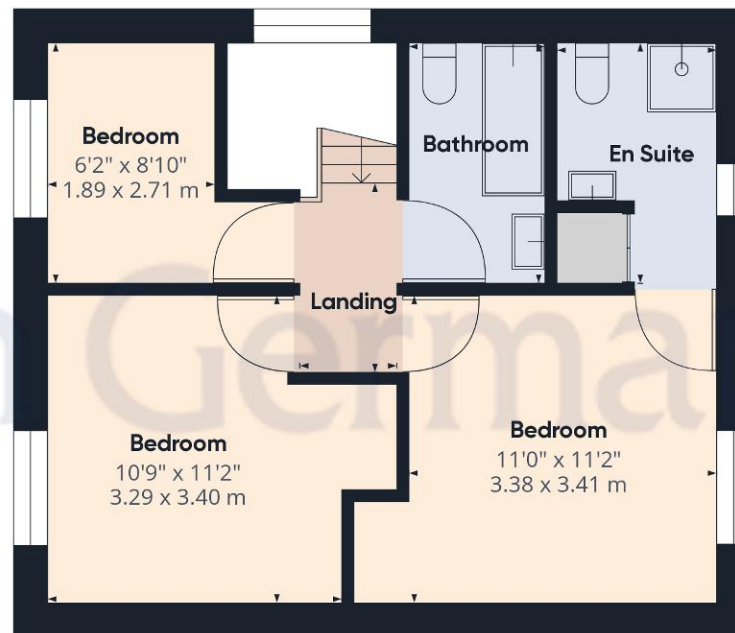


Ground Floor

Approximate total area⁽¹⁾

1191.38 ft²

110.68 m²



Floor 1

(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.

GIRAFFE360



The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter,
Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



