The Plain

Whiston, Stoke-on-Trent, ST10 2HZ







home with well-appointed and high spec accommodation, ready to be moved into straightaway, situated on a small development.
Occupying a delightful position nestled in the picturesque village of Whiston with a far reaching views to both the front and rear elevations.

£240,000



Whether looking to make your first step onto the property ladder, to downsize or to move to the country, internal inspection and consideration of this hugely impressive end terrace home is highly advised to appreciate the quality finish and high specification. Features include mains gas central heating with underfloor heating on the ground floor, fully integrated kitchen appliances, quality bathroom fittings and Fibre internet connection.

Set back from Black Lane in the picturesque village of Whiston, enjoying a good degree of peace and tranquillity. This popular village is located in the Churnet Valley and the property is within walking distance to the village hall and golf club, plus within earshot of the Churnet Valley railway steam trains whistle in the distance. Situated within an easy commute to the surrounding towns of Ashbourne, Leek, Cheadle and Uttoxeter plus the city of Stoke on Trent.

Accommodation - A traditional canopy porch with a composite part obscure double glazed entrance door opens to the hall where doors lead to the ground floor accommodation and the fitted downstairs WC which has a white two piece suite.

The well-proportioned lounge/dining room extends to the depth of the home, having windows to both the front and rear elevation enjoying a pleasant outlook, plus stairs rising to the first floor with a useful understairs cupboard.

The impressive fully fitted kitchen has a range of base and eye level units with worksurfaces, an inset sink unit set below the window overlooking the rear garden, a fitted gas hob with an extractor hood over and oven under, plus integrated appliances including a dishwasher, washing machine and fridge/freezer. A composite and part double glazed door provides access to the patio and garden.

To the first floor the landing has a loft hatch and floors leading to the three good sized bedrooms, all able to accommodate a double bed and all enjoying far reaching views over the surrounding area.

Finally, there is the superior fitted family bathroom which has a modern white suite incorporating a panelled bath with a mixer shower and glazed screen above, complementary tiled splashbacks and half tiled walls, plus a chrome effect towel rail.

Outside - To the rear a paved patio provides a lovely seating and entertaining area leading to the good sized garden laid to lawn, providing a blank canvas to landscape as you wish, enclosed by timber fencing with gated access leading to the front.

To a double width porous tarmac drive provides off road parking.

W3W - smiled.heaven.boarding

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

Parking: Drive

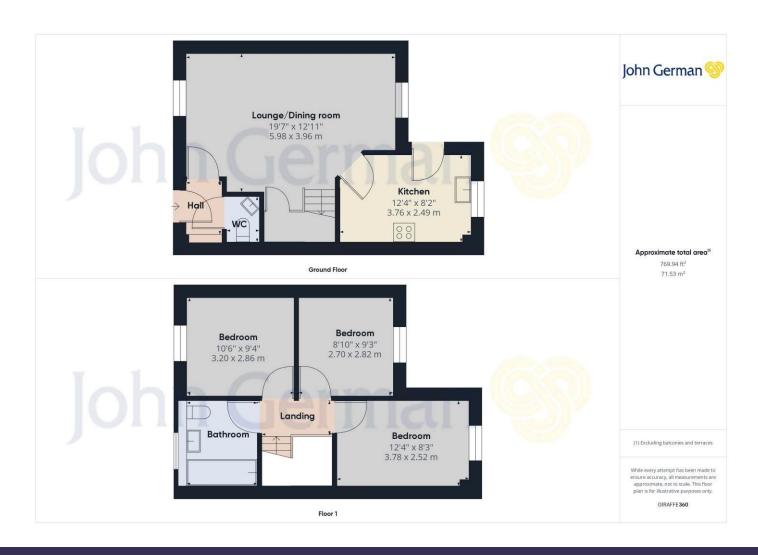
Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas

Broadband type: Fibre

See Ofcom link for speed: https://checker.ofcom.org.uk/

Band: TBC

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.













John German 🧐





Agents' Notes

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

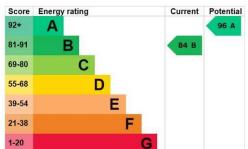
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR

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.



OnTheMarket rightmove A (RICS



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6

01335 340730

ashbourne@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