



- **Spacious L-shaped lounge/dining room.**
- **Kitchen with range of fitted units and appliances.**
- **Conservatory.**
- **Three other good sized bedrooms.**
- **Master bedroom with en-suite shower room.**



Castle Hill Cottage,, Castle Hill Road,
Stoke-on-Trent, ST10 4AJ

£369,950

Description

A charming, modernised, four bedroomed, detached cottage of character

On the Ground Floor

ENCLOSED PORCH

with vinyl tiled floor.

ENTRANCE HALL

with wooden floor, exposed rafters to ceiling, glazed doors to lounge/dining room.

LOUNGE/DINING ROOM

Lounge 15' 11" x 11' 4" (4.84m x 3.46m)

with coal effect gas stove, double glazed window, mock beams and rafters to ceiling, carpet, radiator.

Dining area 11' 7" x 8' 6" (3.53m x 2.61m)

with double glazed window, carpet, radiator. Store off under stairs.

BREAKFAST/KITCHEN 15' 10" x 11' 10" (4.83m x 3.61m)

with fitted cupboards and units including stainless steel sink unit, fitted base units with cupboards and drawers, integrated gas hob with cooker hood over, wall cupboards, built-in double oven, built-in cupboard, radiator, quarry tiled floor, plumbing and waste for washing machine, adjustable spotlights, Worcester gas fired central heating boiler,

Breakfast area

SIDE HALL

The hall off the lounge provides access to a secondary staircase leading to the main bedroom. There is also a door to the rear of the garage.

CONSERVATORY 12' 7" x 10' 3" (3.83m x 3.14m)

with double glazed upvc windows and door to garden, polycarbonate roof, wooden floor, radiator.

On the First Floor

LANDING AND STAIRS

with carpet, double glazed window, panelled wooden doors to all rooms.

MASTER BEDROOM WITH EN-SUITE SHOWER ROOM 13' 6" x 12' 5" (4.12m x 3.79m)

with two windows one with double glazing, built-in wardrobes and cupboards, radiator, carpet. It has access from both a secondary staircase and hallway off the lounge/dining room, and from the main landing and stairs through bedroom two.

EN-SUITE SHOWER ROOM

with shower cubicle, hand basin in vanity unit and cupboard below, low level wc, tiled floor.

BEDROOM 2 15' 10" x 11' 8" (4.84m x 3.55m)

with two double glazed windows, wardrobes and cupboards, carpet, radiator.

BEDROOM 3 12' 10" x 8' 5" (3.90m x 2.57m)

with stained wooden floor boards, double glazed window, built in wardrobe, radiator.

BEDROOM 4 11' 3" x 9' 5" (3.42m x 2.88m)

with double glazed window, built-in wardrobes, carpet, radiator.

BATHROOM

with part boarded walls, roll tap bath with claw feet, hand basin, low level wc, vinyl tiled floor, recessed ceiling lights, radiator, shaver point, airing cupboard with lagged tank.

OUTSIDE

Integral garage 11' 11" x 16' 2" max. (3.63m x 4.94m) max. with up and over door, personal door to rear garden and door to hallway off lounge/dining room, light and power. Crazy paved drive, parking area and footpaths. The matured cottage garden is a particular feature of the property. It is laid out with lawns and flower borders to the front and rear and is bounded by local natural stone walls. There are raised flower beds to the rear. Timber shed.

Rear Garden



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Energy Performance Certificate

Castle Hill Cottage, Castle Hill Road, Alton, STOKE-ON-TRENT, ST10 4AJ


Dwelling type:	Detached house	Reference number:	2448-6060-7206-4856-6910
Date of assessment:	24 June 2016	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	24 June 2016	Total floor area:	135 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

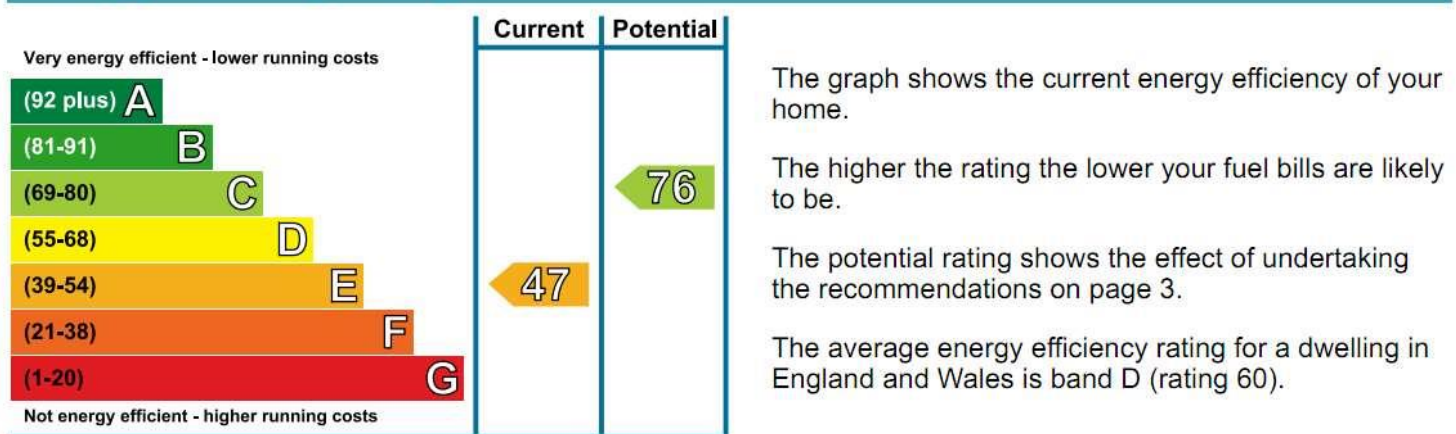
Estimated energy costs of dwelling for 3 years:	£ 6,285
Over 3 years you could save	£ 2,592

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 450 over 3 years	£ 225 over 3 years	
Heating	£ 5,406 over 3 years	£ 3,195 over 3 years	
Hot Water	£ 429 over 3 years	£ 273 over 3 years	
Totals	£ 6,285	£ 3,693	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,082	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 186	
3 Low energy lighting for all fixed outlets	£40	£ 180	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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