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**Miresbeck, Black Lane, Whiston, ST10 2JQ**

# Miresbeck, Black Lane, Whiston, ST10 2JQ

## Offers In The Region Of £495,000

(Subject to Contract)

### *Description*

This immaculate detached family home is located in the highly sought after Staffordshire Moorlands village of Whiston on a quiet residential road directly opposite the golf club with open aspects to the front.

Ideally positioned for travelling into the market towns of Leek, Cheadle and Ashbourne. Easily commutable to Derby, Hanley and Stoke on Trent and just a stones throw away from the Peak District National Park.

The four bedroom detached residence offers exceptionally well presented and spacious family sized accommodation that also benefits from double glazing, gas fired central heating and security alarm system.

Entrance Hallway, Living Room, Dining Room, Conservatory, Kitchen, Utility Room and Cloakroom / W.c to the ground floor. Landing Area, Master Bedroom with En-Suite facility, Three further good sized Bedrooms and Family Bathroom to the first floor.

The property stands within a good sized plot and is approached through double gates to a block paved driveway providing ample off street parking and leading to a double integral garage with power and lighting (17'11 x 17'9) providing further parking and additional storage facility with power and lighting connected.

Lawned garden area to front and side aspects with display borders and a large paved patio / sitting area which can be accessed from the Conservatory.

A fabulously well appointed family home of which an internal inspection is essential to appreciate the quality property on offer.

### *Entrance hall*

Stairs off. Radiator. Parquet Flooring.

### *Living room 5.28m x 4.37m max (17'4 x 14'4 max)*

Two large radiators. Gas fire. Coving. Door to:





***Dining room 3.89m x 2.92m (12'9 x 9'7)***

Radiator. Laminate flooring. Coving. Double glazed sliding doors to:

***Conservatory 4.39m x 2.84m (14'5 x 9'4)***

Tiled floor. Underfloor heating. French doors to side leading out to garden area.

***Kitchen 5.23m x 3.58m (17'2 x 11'9)***

Range of fitted wall and base units. Stainless steel sink unit with drainer and mixer tap. Cooker point. Extractor unit. Tiled floor. Integrated appliances. Breakfast bar. Radiator. Spotlights.



***Utility room 2.41m x 3.02m (7'11 x 9'11)***

Inset stainless steel sink bowl with mixer tap. Plumbing point. Rear door. Tiled floor. Radiator. Wall mounted central heating boiler. Access to garage.



***W.c / Cloakroom***

W.c. Wash basin.

***Landing area***

Radiator. Airing cupboard housing the hot water tank. Loft access.

***Master bedroom 5.11m x 5.31m max (16'9 x 17'5 max)***

Feature radiator. Laminate flooring. Triple width fitted wardrobes with sliding mirrored doors.

***En-suite 2.29m x 1.70m (7'6 x 5'7)***

Double shower cubicle. W.c. Wash basin with storage below. Heated towel rail. Tiled floor. Tiled walls. Sky light.



***Bedroom 4.27m x 3.66m (14' x 12')***

Radiator.

***Bedroom 4.01m x 3.66m (13'2 x 12')***

Radiator. Laminate flooring.

***Bedroom 3.30m x 2.82m (10'10 x 9'3)***

Radiator. Laminate flooring.

***Family bathroom 2.87m x 2.67m (9'5 x 8'9)***

Corner bath with feeder shower. Double shower cubicle. W.c. Wash basin with storage below. Radiator. Tiled walls.

***Outside***

The property stands within a good sized plot and is approached through double gates to a block paved driveway providing ample off street parking and leading to a double integral garage with power and lighting (17'11 x 17'9) providing further parking.

Lawned garden area to front and side aspects with a greenhouse to the side aspect display borders and a large paved patio / sitting area and summer house to the rear which can be accessed from the Conservatory.

There is also a separate secure storage outhouse attached to the house which provides useful storage for garden equipment and tools. This is accessed from the rear of the house and sits behind the garage next to the utility. There is lighting and power in the store.

***Viewing***

By prior appointment through the Agents.

***Please note***



The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.





TOTAL AREA: APPROX. 188.9 SQ. METRES (2033.6 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

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