



**FOLLOW**  **LLS**

Mandelay Winghouse Lane, Tittensor - ST12 9HW

In Excess of £200,000



# Mandelay Winghouse Lane

Tittensor, Stoke-On-Trent

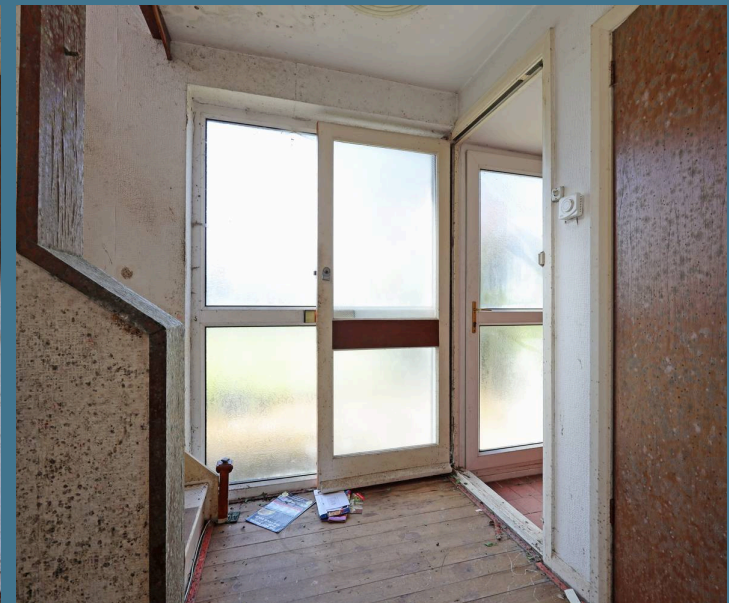
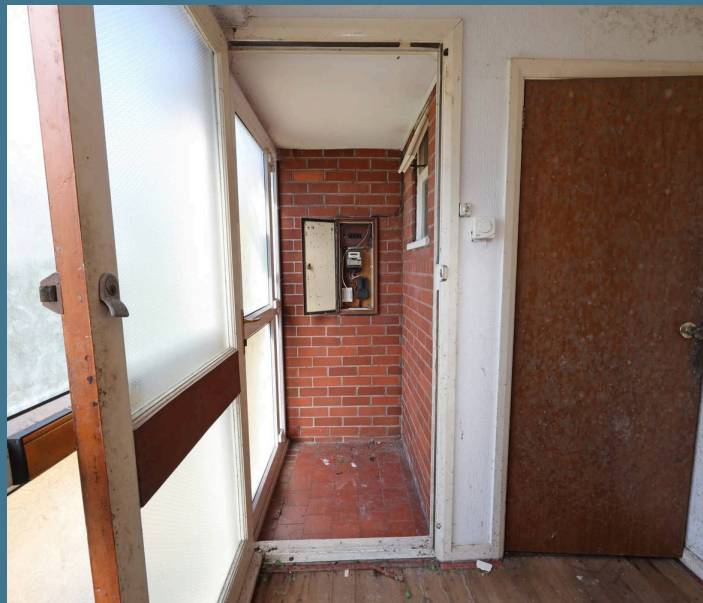
- Attention Builders and Investors!
- Cash Funding Buyers Preferred
- Three Bed Detached House and Double Garage
- In Need of Total Refurbishment
- Rear Ground Floor Living Room Extension
- Good Depth Plot to Frontage
- In Sought After Village Location

A three-bedroom detached house with attached double garage in need of total refurbishment offering an ideal project property. Situated within a much sought after village between Stoke-on-Trent and the market town of Stone having convenient access from the A34 to Junction 15 of the M6. The property stands with a good depth frontage and has a full width flat roof rear extension doubling the size of the living room.

Accommodation currently provides entrance porch through to hallway with W.C. Extended lounge/dining area with sliding patio doors opening to the rear. Galley kitchen with pantry, window and secondary side external access door.

The first-floor landing with airing cupboard, three well-proportioned bedrooms and a small bathroom.

Exterior grounds comprise of a good depth front garden with long paved driveway leading to a large, attached brick double garage, Garden to rear enclosed with shrubs.







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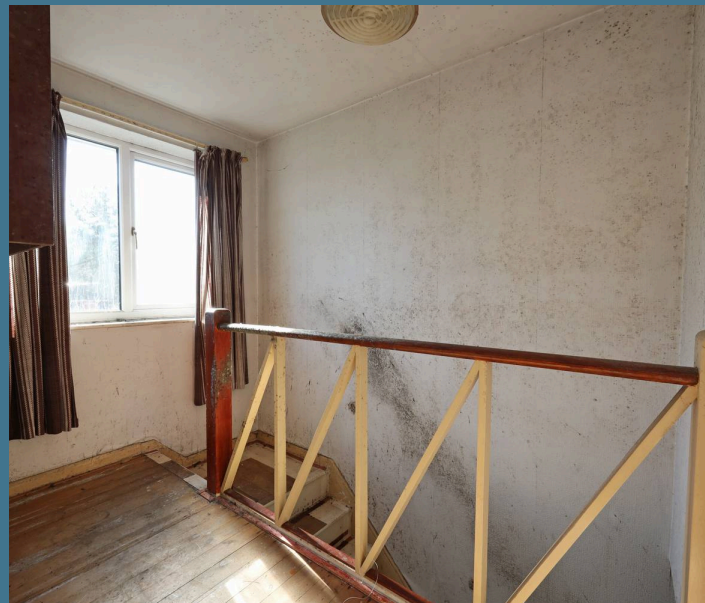
**Agents notes:** There is a high concentration of mould throughout the property and so we recommend you study the full interactive virtual tour in detail. Should you still want to physically view the property we recommend suitable PPE to include respiratory protection as a minimum. Due to the condition of the property, it would be more suited to cash funding as mortgage lending is likely to be restricted.

The property is subject to grant of probate which was submitted 21/03/2025

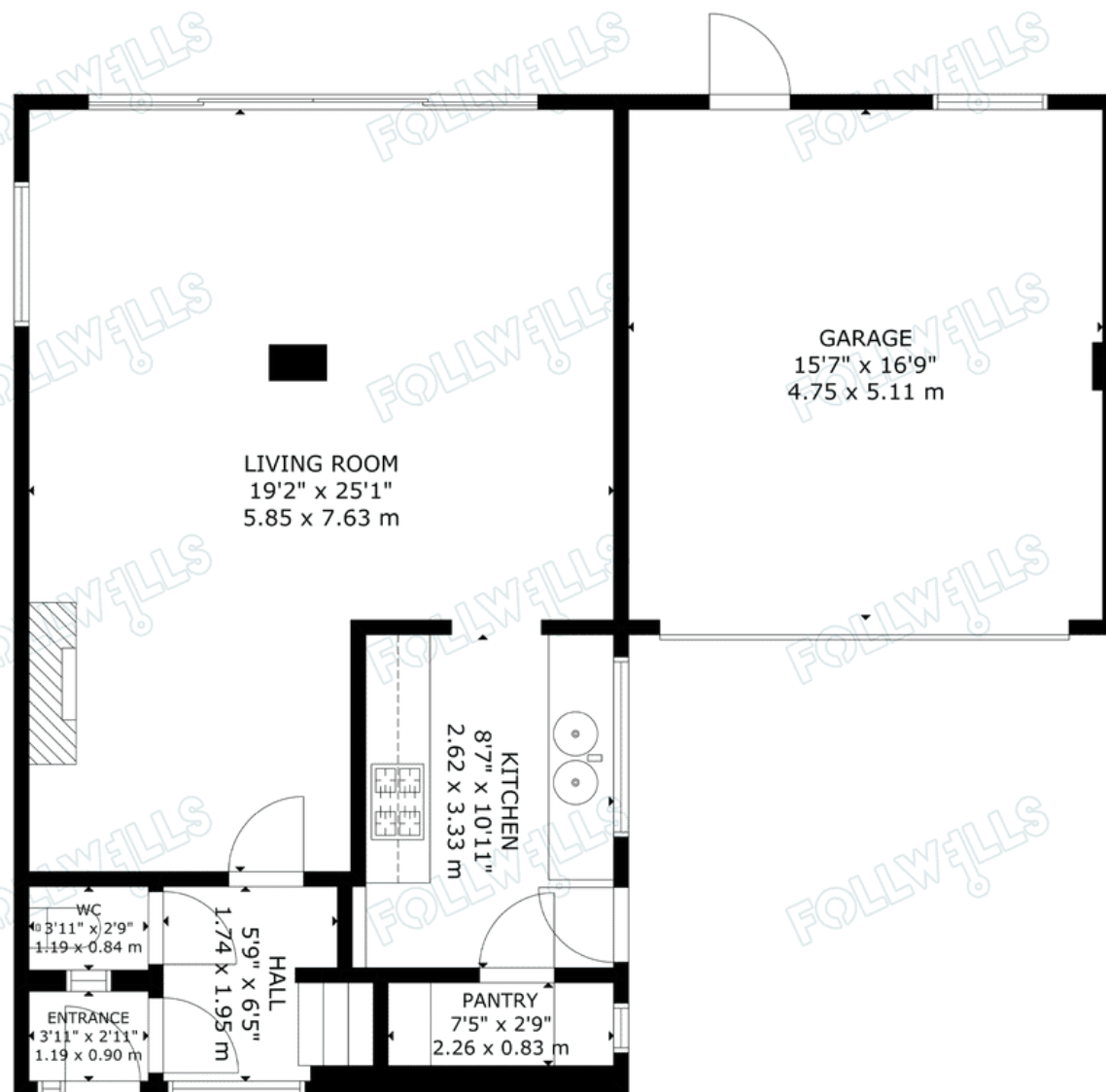
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

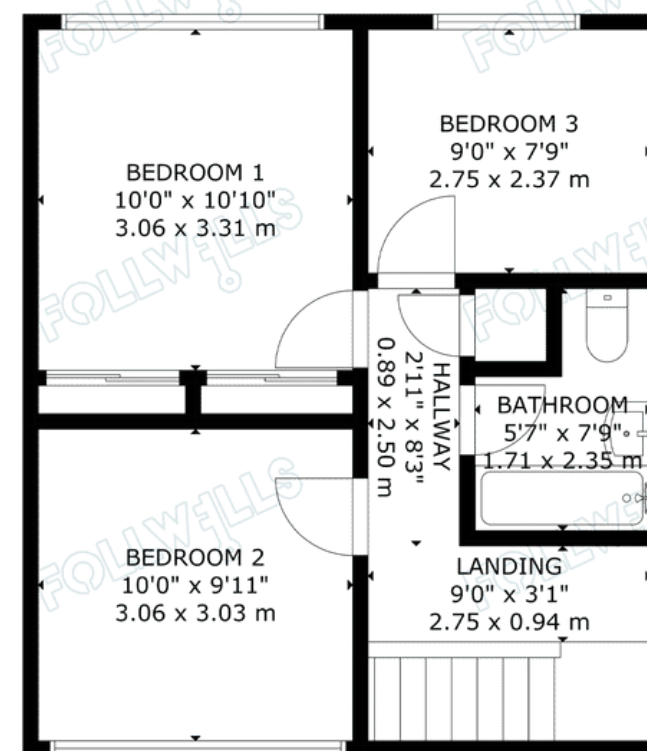






GROUND FLOOR

GROSS INTERNAL AREA  
TOTAL: 98 m<sup>2</sup>/1,057 sq.ft  
GROUND FLOOR: 57 m<sup>2</sup>/613 sq.ft, FIRST FLOOR: 41 m<sup>2</sup>/444 sq.ft  
EXCLUDED AREAS: GARAGE: 24 m<sup>2</sup>/261 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FIRST FLOOR