

Uttoxeter Road

Alton, Stoke-on-Trent, ST10 4AT



Attractive traditional semi detached home with well presented accommodation and good sized bedrooms, occupying a pleasant plot with off road parking in the highly desirable and well regarded village.

Offers in the region of £250,000

John German 

Whether looking to make your first step onto the property ladder or to either move up or down the housing ladder, viewing of this lovely home is strongly recommended to appreciate its room dimensions and position.

Situated in the well respected and much sought after village within easy reach of its amenities which include a village shop, small post office, first school, health centre, public houses and restaurants, church and hair salon. Several walks through the surrounding countryside are close by including the Churnet Valley towards Oakamoor and Dimmingsdale. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance, as is the world headquarters of JCB.

A tiled canopy storm porch with a uPVC part obscured double glazed entrance door opens to the hall where stairs rise to the first floor and a door leads to the ground floor accommodation. The generously sized lounge has a wooden laminate floor and a front facing window providing natural light.

To the rear of the home is the fitted dining kitchen which has a range of base and eye level units with work surfaces and inset sink unit set below one of the two windows overlooking the garden, fitted gas hob with extractor over and electric oven under, additional appliance space and an integrated fridge freezer.

The side lobby has a door to the outside, plus a useful understairs cupboard and a further door to the downstairs WC.

To the first floor, the landing has access to the loft and a side facing window providing light, plus doors to the three good sized bedrooms, all able to accommodate a double bed. Finally there is the fitted bathroom which has a white three piece suite incorporating a panelled bath with a mixer tap and shower attachment, plus a fitted glazed screen above.

Outside to the rear, a gravelled patio leads to the garden laid to lawn with shrubbed borders and a shed, enclosed to three sides. To the front is a garden also laid to lawn with well stocked borders containing a variety of shrubs and plants, enclosed by established hedges. A gravelled driveway provides off road parking.

What3words: recur.impact.term

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(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 B

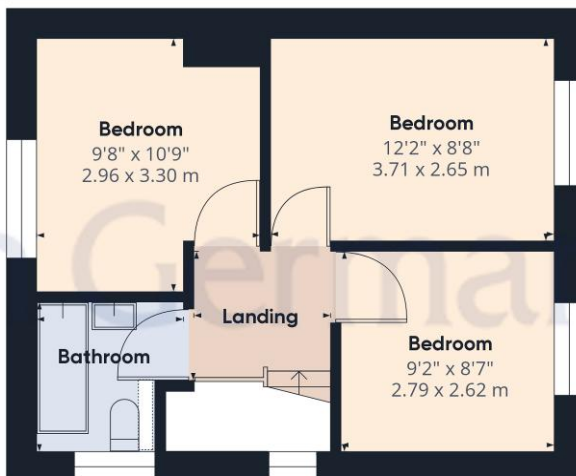
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffs Moorlands.gov.uk

Our Ref: JGA/29012024

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Ground Floor



Floor 1

John German 

Approximate total area^m

719.07 ft²
66.8 m²

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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