

# Gladstone Terrace

Alton, Stoke-on-Trent, ST10 4AS

John German





# Gladstone Terrace

Alton, Stoke-on-Trent, ST10 4AS

£274,995

An attractive end of terrace family home situated within the highly sought after village of Alton.



John German are delighted to offer to the market this attractive three bedroom end of terraced property located in the highly sought after village of Alton, boasting a range of amenities including a health centre with pharmacy, a convenience shop, post office/newsagent, first school, public houses, hair salon and churches. Several footpaths provide walks through the breathtaking countryside including the Churnet Valley, Dimmingsdale and Oakamoor. Also located nearby is an award winning farm shop. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance where a wider range of amenities can be found including a train station, cinema and Waitrose in Uttoxeter plus the world headquarters of JCB and numerous well regarded schools. For local schooling this property falls into the catchment area for St. Peter's CE Academy located in the village of Alton and for secondary education its Thomas Alleyne's High School in the nearby town of Uttoxeter.

Internally the property is accessed via a composite entrance door opening into the welcoming entrance hallway with a beautiful Minton tiled hallway with carpeted stairs rising to the first floor landing and doors off into the two reception rooms.

To the front of the property is the living room comprising UPVC double glazed bay window to the front aspect, carpeted flooring, ceiling light point and a feature open fireplace.

The second reception room is a versatile space and is currently being used as a dining room with useful understairs storage cupboard and a step leading down into the kitchen fitted with a matching range of wall and base units with work surfaces over, tiled splashbacks, ceiling light point, tiled flooring and a UPVC double glazed window and door to the side aspect giving access to the courtyard section of the garden.

Upstairs there are three bedrooms, two doubles and one smaller single ideal as a nursery or even home office for those looking to work from home. The master bedroom further benefits from its own en-suite shower room comprising a fully tiled double shower unit with rainfall shower, low level WC, wash hand basin, chrome style heated towel rail, tiled flooring and feature fireplace.

Outside to the front of the property is a small gravelled garden and path leading to the front door and to the rear of the property there are two garden areas. Accessed from the kitchen is a small courtyard style garden and a side gate leads to the rear garden with parking area and garage. To the rear of the garage is a superb garden space with a large paved patio seating area, lawned garden, garden shed, a variety of plants and shrubs along with a stoned area at the end of the garden providing a further seating area and a summerhouse.

**Agents note:** The neighbouring property has right of way across the shared driveway at the rear of this property for access.

Boiler last serviced April 2024.

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

**Property construction:** Brick. **Parking:** Drive & garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas. (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

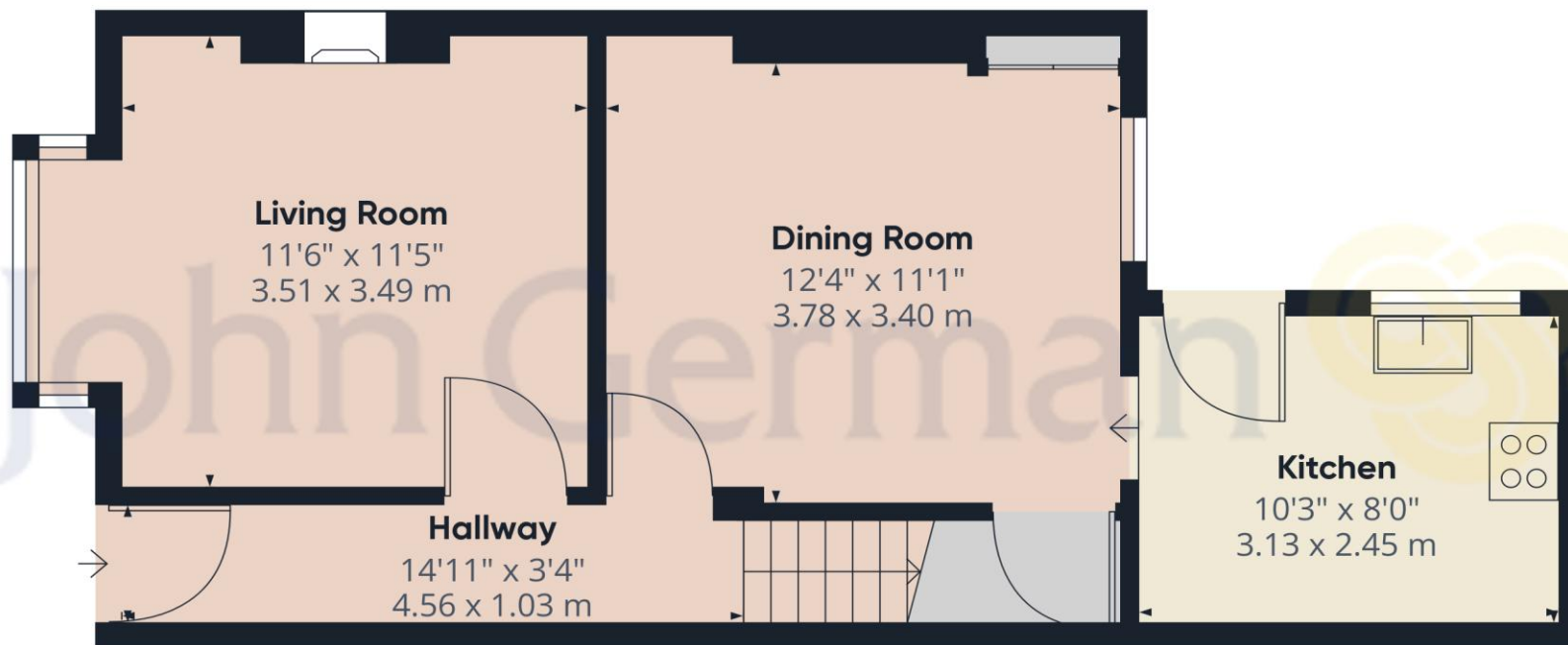
**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/01052024





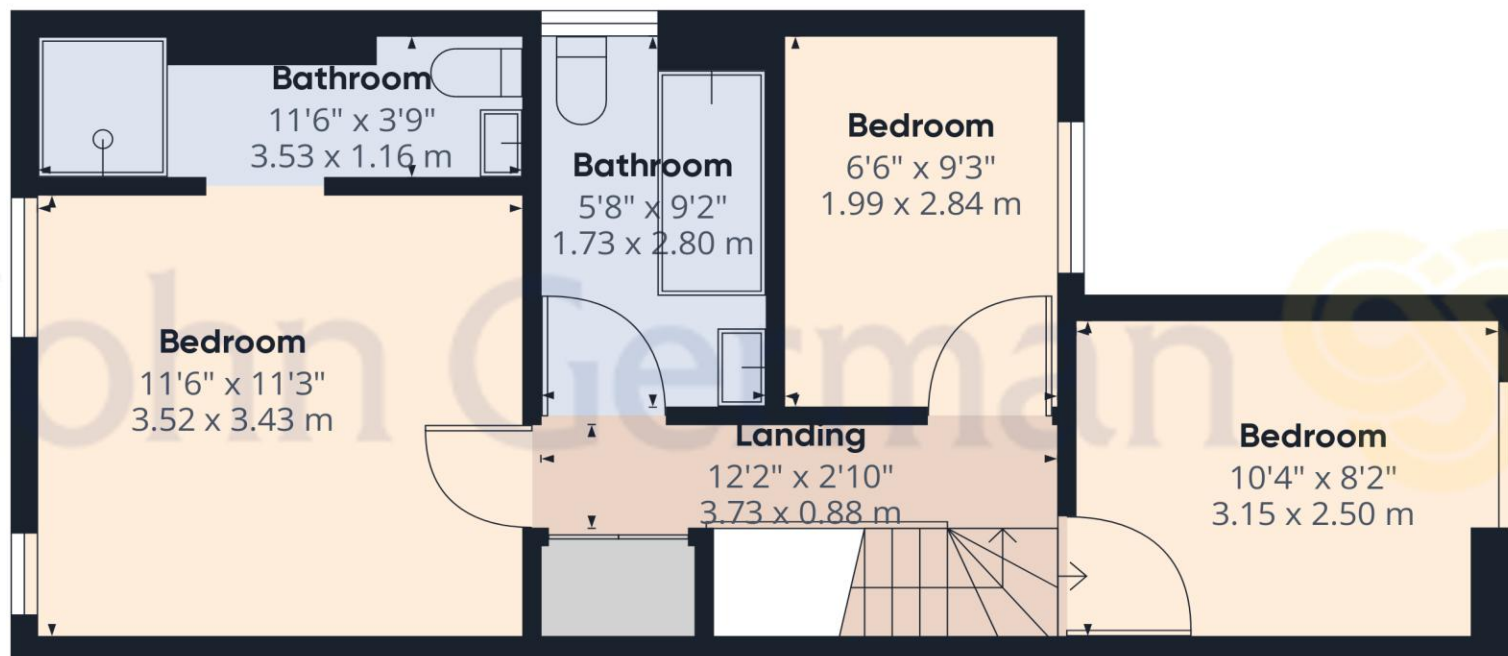


Ground Floor

Approximate total area<sup>(1)</sup>

869.66 ft<sup>2</sup>

80.79 m<sup>2</sup>



Floor 1

(1) 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.

GIRAFFE360



### 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.

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.

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@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



