



8 High Lane

ST7 8BS

Guide Price £195,000



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STEPHENSON BROWNE

A very rare opportunity to purchase a two bedroom end-terraced cottage with a driveway and double-length tandem garage, featuring a very generous garden and sensational countryside views to the front and rear!

Offered for sale with no onward chain, this fantastic property has been very well cared for over the years, and although requiring some modernisation, the cottage has excellent potential to create a stunning family home!

An entrance hallway leads to a dining room and spacious lounge, with a kitchen, rear hall and shower room completing the ground floor. Upstairs, there are two sizeable bedrooms (both with fitted wardrobes), with an upstairs shower room completing the internal accommodation. It's worth noting that both bedrooms feature fantastic far-reaching countryside views, with the master bedroom looking out from the front aspect towards the Peak District, and the second bedroom with views to the rear over fields towards the Welsh Mountains.

Ample off-road parking is provided via a tarmac driveway to the side of the property, leading to a detached double-length tandem garage. The other real surprise here is the rear garden which features a large lawn, alongside gravelled areas, with open aspect views over fields to the rear - much bigger than you would expect for this type of property! A peaceful and spacious haven to enjoy the best of the summer weather!

Situated just off High Street in Alsagers Bank, the property benefits from a 'tucked away' semi-rural position whilst remaining close to the wealth of amenities within Newcastle-under-Lyme. Silverdale Country Park (accessed from the end of High Lane) and Apedale Community Country Park are within easy walking distance, with several other walking routes available in the surrounding countryside.

A very rare property which must be seen to be fully appreciated, and is offered for sale with no onward chain! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

UPVC double glazed front door, fitted carpet, ceiling light point, radiator.

Dining Room

11'11" x 10'7"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Lounge

13'10" x 12'5"

Fitted carpet, UPVC double glazed bay window and side window, ceiling light point, radiator, under stairs storage cupboard.

Kitchen

10'10" x 6'9"

Tiled flooring, UPVC double glazed window, downlights, stainless steel sink with drainer, wall and base units providing storage, integrated oven and hobs, fridge, space and plumbing for appliances.

Rear Hall

Tiled flooring, UPVC double glazed rear door, ceiling light point, tiled walls, storage cupboard.

Shower Room

7'10" x 6'8"

Tiled flooring, UPVC double glazed window, downlights, chrome towel radiator and separate radiator, tiled walls, W/C, wash basin with vanity unit, walk in shower.

Landing

Fitted carpet, ceiling light point, loft access.

Bedroom One

12'0" x 11'10"

Minimum measurements to Fitted Wardrobes - fitted carpet, UPVC double glazed window, ceiling light point, radiator, views to the front aspect over countryside towards Apedale.

Bedroom Two

10'7" x 8'0"

Minimum measurements - fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes, views over countryside to the rear aspect towards Market Drayton and the Welsh border.

Shower Room

6'10" x 5'6"

Laminate flooring, UPVC double glazed window, downlight, radiator, part tiled walls, W/C, wash basin with vanity unit, walk-in shower.



Outside

To the side of the property is a tarmacadam driveway providing ample off road parking and access to the garage, whilst the very generous rear garden features a patio and gravelled area with mature shrubs, with a large lawned garden featuring open aspect views over countryside, looking towards the Welsh Border.

Garage

25'10" x 9'5"

Minimum measurements - a double-length tandem detached sectional garage, with up and over door, power and lighting.

Council Tax Band

The council tax band for this property is A.

NB: Tenure

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk