

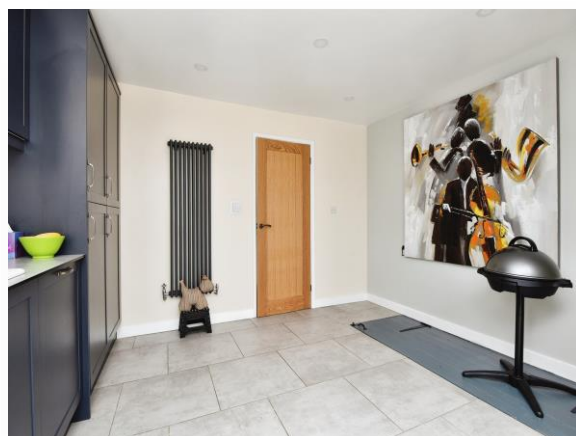


**Rose Cottage, Saltersford Lane, Alton, Stoke-On-Trent.
ST10 4AU**

welcome to

Rose Cottage, Saltersford Lane, Alton, Stoke-On-Trent

VIEWING IS A MUST to appreciate this EXTENSIVELY REFURBISHED EXTENDED detached cottage situated in a village location with accommodation comprising: living kitchen, utility, guest cloaks, lounge, 3 bedrooms & family bathroom. Driveway parking for several vehicles and low maintenance rear courtyard.



This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Access to the property is gained via a driveway providing off road parking giving access to:

Entrance Door:

Under a storm porch with tiled roof leading into:

Reception Hall:

Having double glazed window to the front elevation with shutter style blinds; school style central heating radiators; wood effect ceramic tiled flooring; stairs leading to first floor; understairs storage cupboard with barn style latch door; opening to:

Lounge:

With double glazed window to the front elevation having shutter style blinds; feature stone fireplace housing a dual fuel log burning stove with slate hearth; school style central heating radiator; wood effect ceramic tiled flooring; door leading into:

Refitted Living Kitchen:

A refitted kitchen comprising sink and drainer with mixer tap set in a base unit; further base, wall and drawer units; complementary work surfaces; Range style cooker with extractor hood over; designer vertical central heating radiator; integrated dishwasher, fridge and freezer; complementary tiling; ceramic floor tiling; apex roof; double glazed French doors with side window panels leading out to the rear garden; door leading down to:

Cellar:

Steps lead down to cellar having power and lighting.

Utility Room:

6' 5" x 5' 2" (1.96m x 1.57m)
Comprising sink and drainer set in a base unit; complementary work surfaces; wall mounted central heating boiler; central heating radiator; double glazed window to the rear elevation; plumbing for washing machine; further appliance space; ceramic tiled flooring.

Guest Cloakroom:

Having wash hand basin; low level w.c.; double glazed window to the side elevation; central heating radiator; ceramic tiled flooring.

Stairs From Reception Hall:

Leading to:

First Floor Landing:

With loft access which has loft ladder and lighting; double glazed long feature window to the side elevation; doors off to:

Bedroom One:

12' 6" x 11' 6" (3.81m x 3.51m)
With double glazed window to the front elevation; central heating radiator.

Bedroom Two:

11' 1" x 9' 8" (3.38m x 2.95m)
With double glazed window to the front elevation; central heating radiator.

Bedroom Three:

12' 9" into recess x 9' 5" (3.89m into recess x 2.87m)
Currently used as a study. With double glazed windows to the rear and side elevations; central heating radiator.

Refitted Family Bathroom:

Having bath with wall mounted shower over with side screen and acrylic wall panelling; wash hand basin; low level w.c.; heated towel rail; double glazed Velux window. complementary floor tiling.

Externally:

To the front of the property the gravel driveway provides off road parking for several vehicles having stone wall and hedge boundaries and raised beds with flower and shrub plantings. The rear garden also laid with gravel for easy maintenance with shrub planting and being fully enclosed with brick wall and hedge boundaries.

Please Note:

Photographs may have been taken using a wide angle lens.



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welcome to

Rose Cottage, Saltersford Lane, Alton Stoke-On-Trent

- Council Tax Band C - EXTENSIVELY RENOVATED
EXTENDED Detached Cottage
- Three Bedrooms. Family Bathroom.
- Popular Village Location
- Living Kitchen. Utility. Lounge. Guest Cloakroom
- Driveway and Courtyard Garden

Tenure: Freehold EPC Rating: C

offers in excess of

£385,000



Please note the marker reflects the
postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/UTR108829](https://www.bagshawsresidential.co.uk/Property/UTR108829)



Property Ref:
UTR108829 - 0005

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