



Church Hill, Stoke-On-Trent, ST10 3AL.
Offers in the Region Of £525,000



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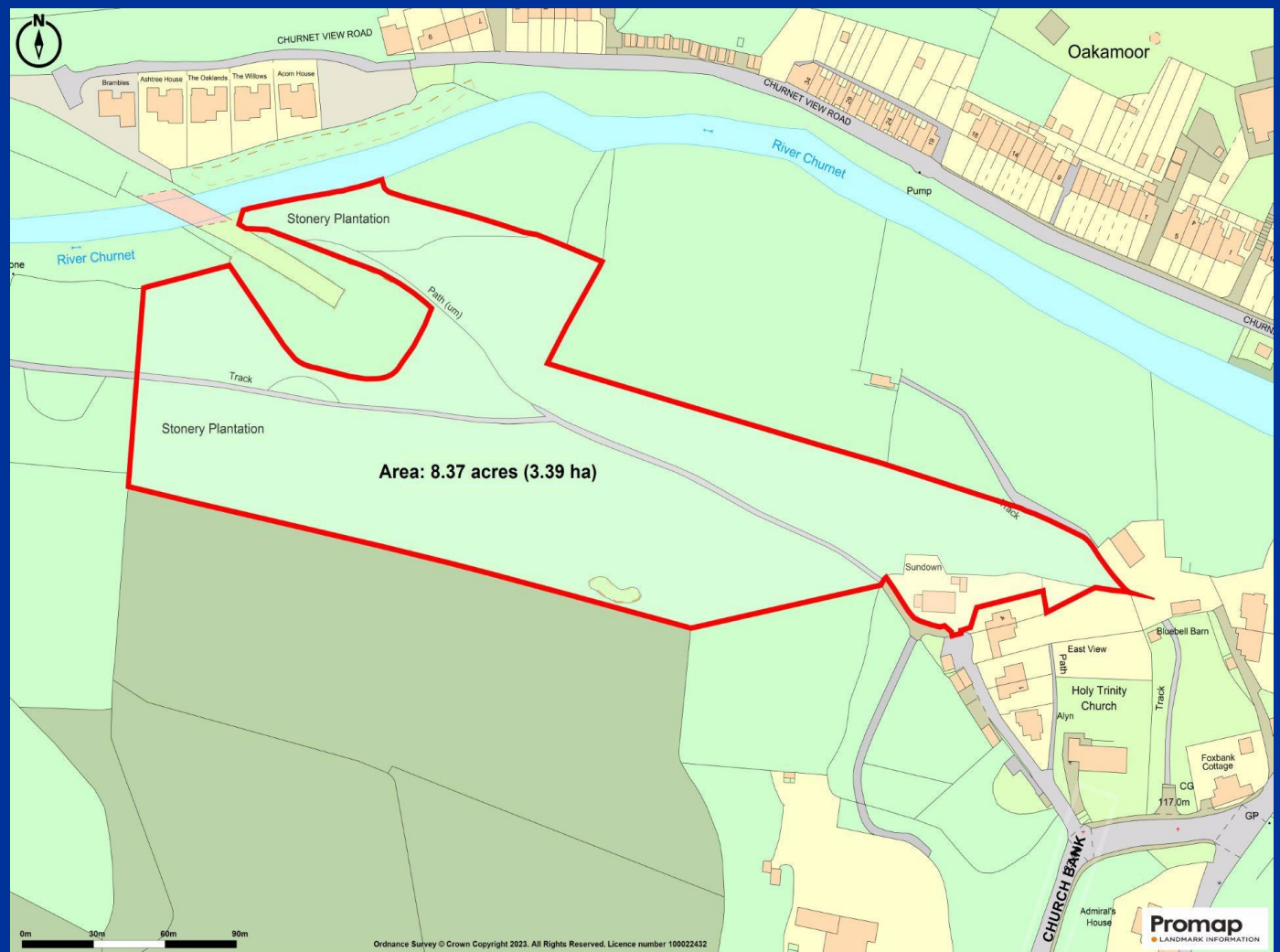
A unique and rare opportunity to purchase this two-bedroom detached bungalow situated in the heart of the Churnet Valley and having an adjoining Woodland with river frontage, extending to approximately 8.37 acres or thereabouts. Accessed via a private road serving a handful of dwellings, this excellent location provides stunning elevated views of the valley and beyond.

The property is in need of modernisation, but offers an abundance of further potential. The property has dual driveways, carport, gated vehicle access to part of the woodland, providing further parking, 25ft garage with WC and further garage, ideal for the storage of a motorhome. Internally the property is accessed via the hallway with useful storage cupboards. A 25ft L-shaped living/dinning room has stunning views, wood burning fire and ample room for both living and dining furniture. The breakfast kitchen has a range of base units, sink, space for a washing machine, room for a table and chairs, Worcester gas fired boiler and porch to the rear.

Two double bedrooms are located to the front of the property and a contemporary wet room, having electric shower, low level WC, wall mounted wash hand basin and airing cupboard housing an immersion heated tank. Well stocked gardens are located to the front, sides and rear, with gated access from the rear garden to the woodland. A workshop is also located to the rear and is ideal for the storage of garden equipment.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this stunning location, extent of the woodland, views and potential.

RIGHTS OF WAY AND EASEMENTS The property is sold subject to and with the benefit of all rights of way whether public, private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.



Entrance Hallway

Wood door and glazed window to the front elevation, radiator, built in storage, loft access, window to side elevation.

Living/Dining Room 25' 4" x 21' 2" (7.71m x 6.46m) max measurements

Wood double glazed windows to the rear, wood double glazed window to the side, wood double glazed window to the front, log burner within stone surround, tiled hearth, two radiators.

Breakfast Kitchen 15' 1" x 9' 10" (4.61m x 3.00m)

Range of units to the base and eye level, plumbing and space for a washing machine, stainless steel sink with drainer, Worcester gas fired boiler, radiator, wood double glazed window to the rear elevation, access to the porch.

Porch

Wood constructed with double glazed units, polycarbonate roof, door to side.

Bedroom One 12' 10" x 11' 6" (3.92m x 3.51m)

Wood double glazed window to the front elevation, radiator.

Bedroom Two 11' 7" x 11' 6" (3.54m x 3.51m)

Wood double glazed window to the front elevation, radiator.

Wet Room 9' 9" x 7' 10" (2.97m x 2.39m)

Walk in shower, electric Triton shower over, low level WC, wall mounted wash hand basin, radiator, tiled, wood double glazed window to the rear elevation, electric fan heater, cupboard housing immersion heated tank.

Externally

To the front: Area laid to gravel, concrete path, iron railings, walled boundary, lighting. To the side: Dual driveways, one having carport, concrete base. The other, gravel base, access to the two garages. To the rear, well stocked garden, gated access to the woodland, outside water tap, steps to the garden store. Woodland to the rear.

Garage 25' 5" x 13' 2" (7.75m x 4.02m)

Up and over door, electric and power, WC, wash hand basin, pedestrian door to the rear, window to the side and rear.

Garage Two 20' 0" x 10' 0" (6.09m x 3.04m)

Wood double doors, power and light.



Note:
Council Tax Band:

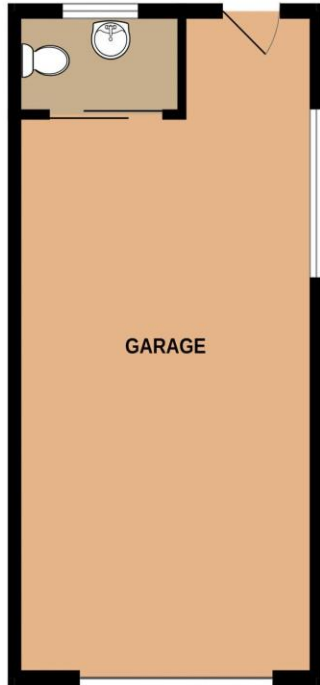
EPC Rating:

Tenure: believed to be Freehold





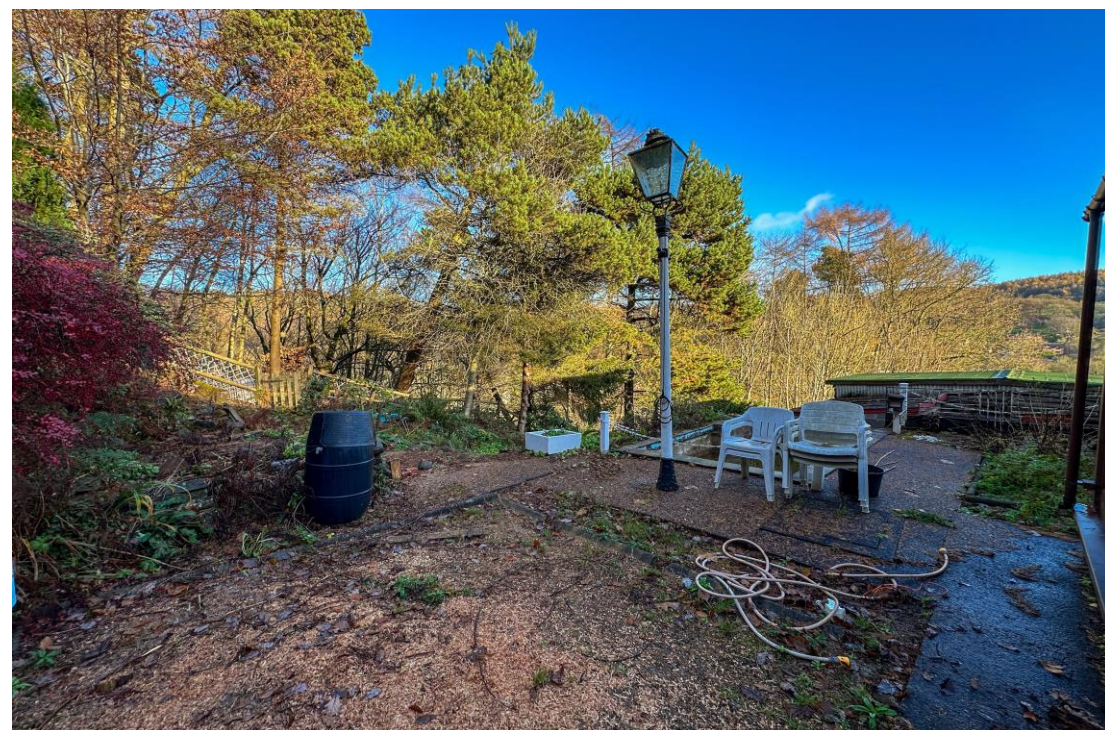
BASEMENT



GROUND FLOOR



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 as to their operability or efficiency can be given.
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Directions

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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