



Clewlows Bank, Stoke-On-Trent, ST9 9LN.  
Offers in the Region Of £325,000

Whittaker Est. 1930  
& Biggs



# Clewlows Bank, Stoke-On-Trent, ST9 9LN

This semidetached, three-bedroom family home is situated in a much sought after area with stunning rural views to the frontage.

You're welcomed into the property via the hallway which houses the staircase to the first floor and has a useful understairs storage cupboard and tiled floor. To the right of the property is the sitting room which features a bay window to the frontage, which makes the most of the view beyond, a log burner and picture rails.

To the rear is the large dining room which also benefits from picture rails and patio doors to the garden that provide plenty of light. Next is a convenient downstairs WC followed by the contemporary kitchen complete with generous cupboard space, worktops and a breakfast bar.

There is access to the side of the property and integral appliances include a fridge freezer, Smeg dish washer, 4 ring Bosch ceramic induction hob, Neff fan assisted electric oven and Caple extractor hood. The Velux skylight is a welcome addition ensuring a flood of light. To the first floor there are three bedrooms all of which are serviced by the family bathroom which has a contemporary white double ended bath, low level WC, vanity wash hand basin and a separate shower enclosure.

Externally to the frontage the property has a block paved driveway for off road parking, while to the side of the property there is a covered log / bike store with metal locking gates. To the rear there is a mature garden with a timber shed and paved patio area. An internal inspection of this property is essential to fully appreciate the living space and semi rural location.

## Situation

The property is situated in a tranquil semi rural village set within the heart of the Staffordshire Moorlands and close to the Peak National Park, with great commuting links to the historic market town of Leek, over the border into the Cheshire towns of Congleton, Macclesfield, The Potteries and the Motorway Network. Stoke Railway Station can be reached within approximately 15 minutes by car and only approximately 1 hour 30 minutes to commute to London Euston via rail and approximately less than 1 hour to either Birmingham or Manchester. The village provides access to various country walks along with popular public houses which include, The Stafford Arms, The Rose and Crown, Ego and The Travellers Rest.





## Ground Floor

### Hallway 9' 10" x 5' 10" (2.99m x 1.79m)

Composite double glazed door to the frontage, 2 x UPVC double glazed sidelight windows, tiled floor, radiator, stairs to the first floor.

### Sitting Room 11' 11" x 10' 11" (3.64m x 3.32m)

UPVC double glazed bay window to the frontage, log burner, slate hearth, radiator.

### Dining Room 14' 7" x 10' 11" (4.45m x 3.32m)

UPVC double glazed patio doors to the rear, radiator.

### Kitchen/Breakfast Room 21' 3" x 7' 11" (6.48m x 2.42m) (Max measurement)

UPVC double glazed window to the side aspect, UPVC double glazed window to the rear, composite double glazed door to the side aspect, Velux skylight, range of units to the base and eye level, breakfast bar, 4 ring Bosch ceramic induction hob, Neff fan assisted electric oven, Caple extractor hood, stainless steel sink and 1/2 with drainer, chrome mixer tap, wall mounted Worcester combi boiler, integral fridge freezer, integral Smeg dishwasher, space and plumbing for a washing machine, radiator.

## WC

UPVC double glazed window to the side aspect, low level WC, wash hand basin, chrome tap, tiled floor.

## First Floor

### Bedroom One 11' 1" x 10' 11" (3.38m x 3.33m)

UPVC double glazed bay window to the frontage, radiator.

### Bedroom Two 11' 10" x 10' 11" (3.61m x 3.33m)

UPVC double glazed window to the rear, radiator.

### Bedroom Three 6' 10" x 7' 8" (2.09m x 2.33m)

UPVC double glazed window to the frontage, radiator.

### Bathroom 8' 6" x 6' 9" (2.58m x 2.06m)

UPVC double glazed window to the rear, double ended bath, chrome mixer tap, shower enclosure, chrome wall mounted taps and shower head, vanity wash hand basin, chrome mixer tap, low level WC, radiator, chrome ladder radiator, part tiled, loft access (part boarded).

## Externally

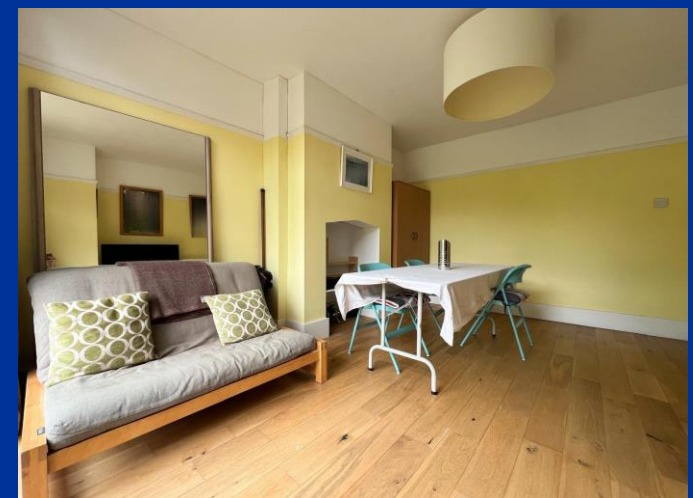
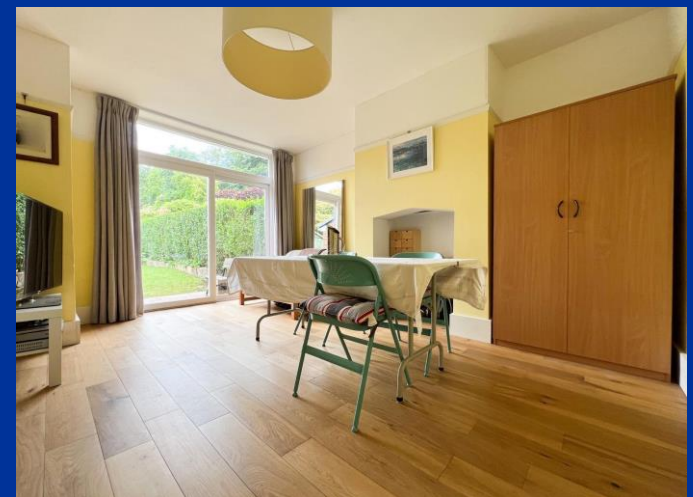
To the frontage, block paved driveway, area laid to gravel, hedge boundary, fence boundary. To the side, covered log / bike store with metal locking gates. To the rear, area laid to lawn, paved patio area, hedge boundary, fence boundary, well stocked borders, timber shed.



Note:  
Council Tax Band: C

EPC Rating:

Tenure: believed to be Freehold







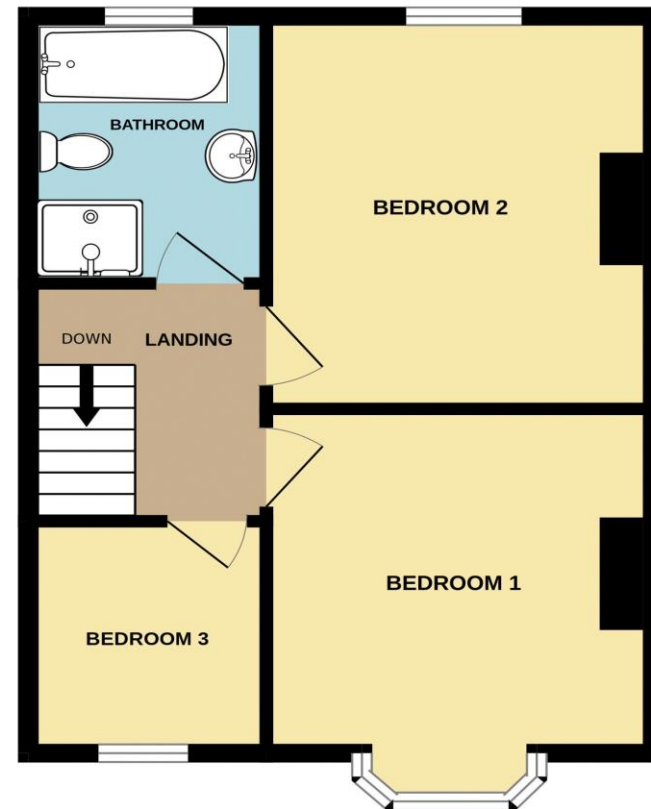




GROUND FLOOR



1ST 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

From our Derby Street Leek Offices proceed along Haywood Street and at the traffic lights continue straight ahead into Broad Street. At the mini roundabout continue straight ahead onto the A53 Newcastle Road. Follow this road out of the town passing through the villages of Longsdon and Endon and just after passing The Plough Inn Public House on the right hand side take the next turning left into Station Road. Follow this road which then becomes Post Lane and continue up the hill into the village of Stanley. Take the first turning right into Stanley Road and continue along taking the second turning left into Clewlovs Bank where the property is situated on the left hand side identifiable by a Whittaker & Biggs For Sale Board.

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45-49 Derby Street  
Leek  
Staffordshire  
ST136HU  
T: 01538 372006  
E: leek@whittakerandbiggs.co.uk

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

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