



Clewlows Bank, Stoke-On-Trent, ST9 9LN.
Offers in Excess of £300,000



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This beautifully presented two-bedroom detached home has spectacular uninterrupted rural views to the frontage. A unique home, which offers low maintenance gardens, being laid to stone patios and a useful driveway to the side. The property boasts two reception rooms, plus a study area, ground floor WC, light and airy entrance hallway, well equipped kitchen/bathroom and bedroom one has a dressing area and balcony to enjoy those views.

You're welcomed into the property via the entrance hallway with useful WC off, which also incorporates a cupboard. The kitchen has a good range of units to the base and eye level, Bosch fan assisted oven, four ring gas hob, extractor, plumbing and space for a washing machine, space for fridge/freezer and stairs to the first floor.

The dining room is a generous space, having ample room for a dining table and chairs and feature living flame gas fire. You enter the living room through the study area and the living room again is a generous size, with space for bulky living furniture and having access to the front patio area.

To the first floor, the landing provides access to the two bedrooms and bathroom. The bathroom is a modern white suite having Jacuzzi style bath with chrome shower over, chrome mixer tap, low level WC, pedestal wash hand basin, bidet and cupboard housing the gas fired boiler. Externally to the frontage is a stone walled boundary, patio and gated driveway to the side.

A viewing is highly recommended to appreciate this homes location, excellent views, spacious accommodation and low maintenance plot.

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, Lockside and The Travellers Rest.



Entrance Hallway 6' 8" x 6' 4" (2.04m x 1.93m) max measurements

Upvc double glazed patio doors to the front elevation, wood double glazed window to the side, radiator.

WC

Low level WC, sink unit with storage beneath, wood glazed window to the side, storage cupboard.

Kitchen 11' 7" x 6' 9" (3.52m x 2.07m)

Range of fitted units to the base and eye level, four ring gas hob, extractor, Bosch electric fan assisted oven, space and plumbing for a washing machine, stainless steel sink with drainer, chrome mixer tap, two double glazed windows to the side, stairs to the first floor, space for a free standing fridge/freezer, tiled splash backs, inset downlights.

Dining Room 12' 10" x 10' 4" (3.91m x 3.14m)

Radiator, wood double glazed window to the front, gas fire, stone hearth and wood mantle, wall lights.

Study 10' 5" x 7' 6" (3.17m x 2.29m)

Wall lights, wood double glazed window to the side, radiator.

Living Room 12' 6" x 11' 5" (3.81m x 3.49m)

Wood double glazed window to the sides, wood double glazed window to the front, radiator, wood door to side.

First Floor

Landing

Loft hatch, inset downlights.

Bedroom One 12' 7" x 11' 7" (3.83m x 3.53m)

Radiator, Upvc double glazed patio doors to the front providing access to the balcony area, inset down lights.

Dressing Room 10' 3" x 7' 9" (3.13m x 2.36m)

Wood double glazed window to the side elevation.

Bedroom Two 13' 4" x 7' 3" (4.06m into wardrobe x 2.20m)

Built in wardrobes, radiator, wood double glazed window to the front, loft access.

Bathroom 8' 8" x 6' 6" (2.63m x 1.99m)

Low level WC, Jacuzzi style panel bath, chrome mixer tap with shower head, chrome shower over, bidet, pedestal wash hand basin, wood double glazed window to the side, wall mounted radiator, tiled, inset downlights, cupboard housing the Baxi gas fired boiler.

Externally

To the front, stone patio, outside water tap, walled boundary. To one side is gated access from Clewlow Bank, providing off road parking via the stone driveway. To the other side, stone patio and timber shed.



Note:
Council Tax Band: D

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 right hand side identifiable by a Whittaker & Biggs For Sale Board.

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