



Lowercroft, Cheadle Road, Oakamoor, Stoke On Trent, ST10 3AN **Offers Around £575,000**

This substantial split level detached family sized dwelling is located in a rural location with superb views on the outskirts of this popular Churnet Valley village. The property is set in substantial grounds which in total extend to approximately 1.25 acres with its own private nature reserve at the rear. The property has majority UPVC glazing and fascias and oil fired central heating but would benefit from some further modernisation to create a fantastic family home. It comprises Basement Level with Large Laundry Room, Garage, Boiler Room, Tool Room and Greenhouse, Living Area with Hall, Cloakroom, Dining Room, Lounge and Fitted Kitchen plus First Floor with Two Bedrooms and Bathroom plus Loft Area with Two Further Bedrooms and W.C Area. Outside there is twin vehicle access points to gravel driveway/parking with formal garden with paved patio area, lawns and well stocked borders and gated access to the sloping nature reserve at the rear. The property is chain free and should be visited.

ENCLOSED PORCH

With part glazed hardwood external door and glazed door to:-

RECEPTION HALL



With terrazzo tiled floor, radiator, telephone point and glazed doors to:-

CLOAKROOM 5' x 4' (1.52m x 1.22m)

With radiator, terrazzo tiled floor, wash hand basin, W.C and cupboard.

LOUNGE 19'6" x 13' (5.94m x 3.96m)



With carpet, radiator, feature fireplace, coving, wall light points and hardwood glazed patio doors to the garden and large rear picture window over the garden.

DINING ROOM 15' x 12' (4.57m x 3.66m)



With two radiators, carpet and feature glazed serving hatch to the kitchen.

KITCHEN 14'9" x 10'6" (4.50m x 3.20m)



With UPVc external door, cushion floor covering, good range of base units, modern tall radiator, ceiling down lighting, inset sink unit, drawer units, provision for dishwasher, built in electric hob with cooker hood over and pine cupboard with electric oven and extractor fan.

STAIRS

Lead to the first floor landing with carpet, radiator and airing cupboard with insulated cylinder.

BEDROOM 1 15' x 12'10" (4.57m x 3.91m)



With two radiators, carpet, built in range of wardrobes with wash hand basin and two picture windows.

BEDROOM 2 11'5" x 9'5" (3.48m x 2.87m)



With carpet, radiator, pine dressing table with wash hand basin, pine wardrobes and display shelving.

SPACIOUS BATHROOM 12'6" (max) x 8' (3.81m (max) x 2.44m)



With white bath, wash hand basin, W.C and bidet, shower cubicle with multi jet shower and panelled walls, heated towel rail, ceiling down lighting, extractor fan, carpet and linen cupboard.

STAIRS

Lead to the second floor landing area with carpet and access to loft storage area.

BEDROOM 3 15' x 10'5" (4.57m x 3.18m)



With carpet and radiator.

BEDROOM 4 13' x 10' (max) (3.96m x 3.05m (max))



With carpet, radiator, built in storage cupboard and desk unit.

CLOAKROOM 6' x 3'10" (1.83m x 1.17m)

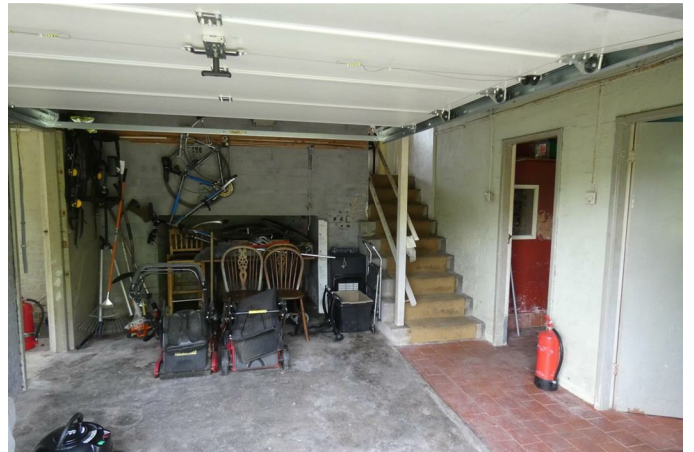


With carpet, W.C, wash hand basin in vanity unit, radiator and access to further loft storage area.

STAIRS

From the Main Hall lead down to the basement level.

GARAGE 15' x 13'2" (4.57m x 4.01m)



With external door, sectional up and over door, electricity meter and trip box.

UTILITY ROOM 11'5" x 11'3" (+recess) (3.48m x 3.43m (+recess))



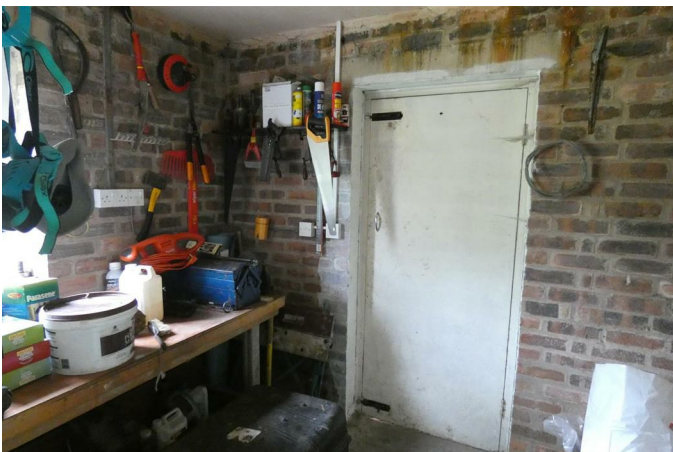
With radiator, tiled floor, glazed sink, storage and wall cupboards.

BOILER ROOM 6'1" x 5'10" (1.85m x 1.78m)



With floor mounted oil fired central heating boiler.

TOOL ROOM 6'11" x 8'9" (2.11m x 2.67m)



With bench unit, shelves and access door to:-

REAR GREENHOUSE 14'3" x 10'10" (4.34m x 3.30m)



With tiled floor, wooden frame and doors to rear garden.

OUTSIDE



There are twin access paths to the property which lead to a gravel/grass driveway/parking/turning area and access to the garage. The formal gardens surround the property and are laid to lawns with well stocked shrub borders, paved side patio area and also houses the oil storage tank. A pedestrian gate in the corner of the garden leads to the rear sloping nature area which extends down towards Bramble Barn at the rear and includes numerous shrubs, trees and ground flowers. There is an overgrown footpath to the right side. If you wish to walk this area strong boots/wellingtons are recommended and you enter at your own risk.

SITE PLAN



is available to discuss your mortgage requirements within the estate agency office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.
Council Tax Band F

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

Nigel Davies Solicitors, 3-4 Spire House, Waterside Business Park, Ashbourne, Derbyshire DE6 1DG.
Telephone 01335 346772.

SERVICES

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition. The property is connected to mains water, electricity and drainage along with a BT telephone connection along with oil fired central heating.

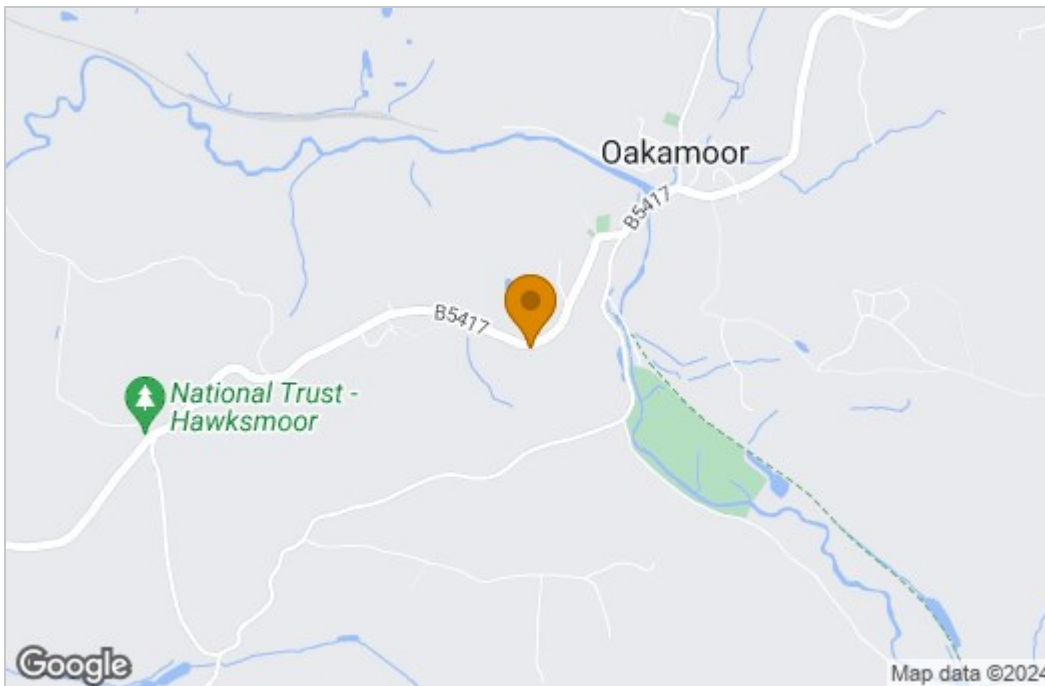
FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser

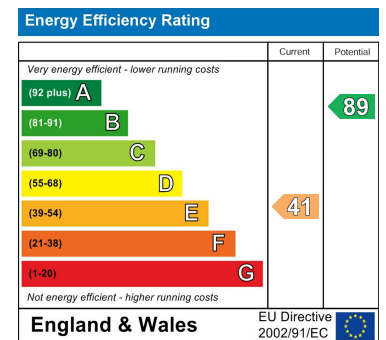
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

