



Karamea, Tythe Barn, Alton, Stoke-On-Trent, ST10 4AZ **Offers Around £350,000**

Well located in this popular rural village close to Alton Towers this 1970's detached property offers good sized living space with well stocked gardens and includes gas fired central heating via a combination gas boiler and UPVc glazing. The accommodation comprises Storm Porch, Spacious Hall with Store off, Lounge, Dining Room, Kitchen, Cloakroom with W.C and Rear Conservatory. Stairs lead to the first floor with Three Bedrooms and a Shower Room. Outside to the front access is afforded to a tarmac parking area with paved side area with shrub borders plus access to the garage with up and over door and side door. Gated access leads to the enclosed feature rear garden with patio area, water feature, lawn, well stocked garden and rear vegetable section. The property is chain free and is an ideal family home. Early inspection is recommended.

STORM PORCH

With terrazzo tiled floor, wall light and UPVc glazed door to:-

RECEPTION HALL



With carpet, radiator, telephone point and below stairs store.

LOUNGE 14'4" x 11'10" (4.37m x 3.61m)



With radiator, carpet, television point, coving and feature fireplace with gas point. (The existing coal effect fire is disconnected). Glazed doors lead to:-

DINING ROOM 10'4" x 10'3" (3.15m x 3.12m)



With radiator, carpet, coving and sliding patio doors to:-

CONSERVATORY 9'11" (max) x 6'11" (3.02m (max) x 2.11m)



With radiator, tiled floor, wall mounted electric heater and UPVc door to the rear garden.

CLOAKROOM 7' x 3'8" (2.13m x 1.12m)



With coloured W.C and wash hand basin, radiator and cork tile floor.

KITCHEN 12' (max) x 10'4" (3.66m (max) x 3.15m)



With radiator, stainless steel sink unit, base units, drawers, wall cupboard, extractor fan, provision for washing machine, tiled floor, UPVc external door and Pantry.

STAIRS



With carpet lead to the first floor landing with radiator.

BEDROOM 1 13' x 10'11" (3.96m x 3.33m)



With radiator and carpet.

BEDROOM 2 12' x 10'11" (3.66m x 3.33m)



With carpet and radiator.

BEDROOM 3 8'11" x 7'6" (max) (2.72m x 2.29m (max))



With carpet, radiator and built in store.

SHOWER ROOM 7'10" x 7'6" (2.39m x 2.29m)



With carpet, radiator, W.C, wash hand basin, shower cubicle with electric shower unit, ceiling down lighting, coving, part tiled walls, extractor fan, loft access and airing cupboard with radiator.

OUTSIDE



Access over the tarmac area leads to the front tarmac driveway/parking space with side paved area and well stocked shrub border plus the attached garage (17'6" x 8'3") with up and over door, side door and wall mounted combination gas boiler. Gated side access leads to the feature well stocked rear garden with paved patio area, water point, water feature, lawn, well stocked shrub border and rear vegetable garden.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold. Land Registry Title No: SF461059

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.

Council Tax Band D.

VIEWING

Strictly by arrangement with the Estate Agent.

CONSTRUCTION

Property is of traditional construction.

VENDORS SOLICITORS

Ms L Delf, Bowcock & Pursaill Solicitors, 9-11
Carter Street, Uttoxeter, Staffordshire ST14 8HB.
Telephone 01889 598888.

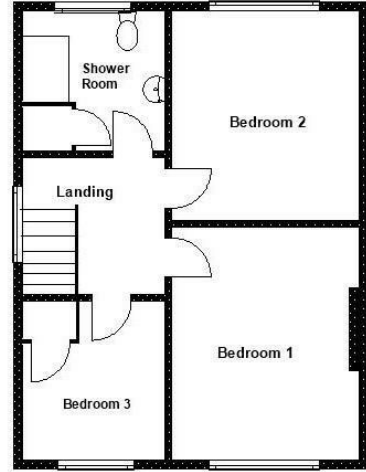
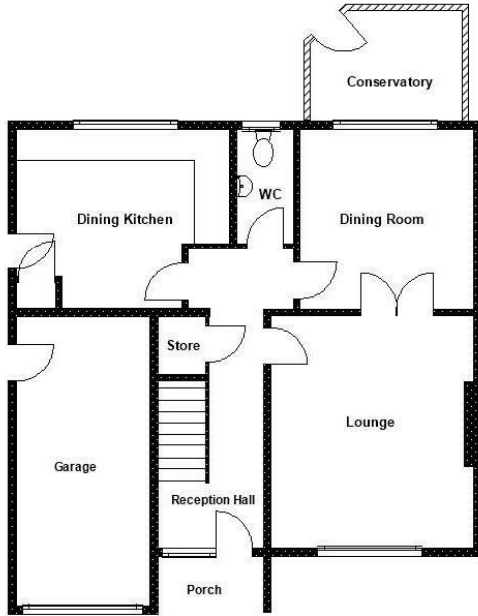
SERVICES

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 gas, water, electricity and drainage.

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 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.**

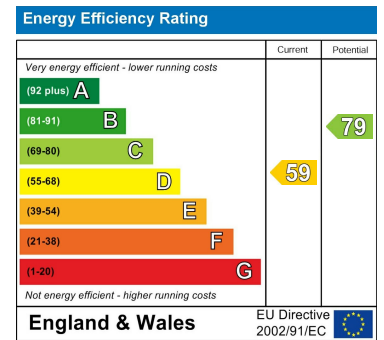
Floor Plan



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.

