



16 Whiston Eaves Lane, Whiston, Staffordshire ST10 2JB
Price guide £435,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

Welcome to this established traditional detached house, perfectly situated in the semi-rural charm of Whiston Village. Nestled on a larger-than-average corner plot, this property offers endless potential for extension and modernisation, making it an ideal canvas for creating your dream home.

Enjoy the tranquility of Whiston Village, with its countryside retreats and nearby golf course providing a perfect escape from the hustle and bustle of city life. Despite its peaceful setting, the property benefits from easy access to local amenities, ensuring convenience is never compromised.

Upon entering through the front door, you are greeted by an inviting entrance hall with a cloakroom off to the side. The spacious lounge features a stunning brick inglenook fireplace, serving as the room's focal point, and boasts dual windows that allow natural light to flood the space while offering views of both the front and back gardens. The kitchen, although in need of updating, presents ample space for a cosy breakfast area. Adjacent to the kitchen, a small snug offers the possibility of being incorporated into a larger, more open kitchen area. Additionally, access to the side garage, which includes a utility area, can be found off the kitchen. Upstairs, the property offers three well-proportioned bedrooms. The master bedroom mirrors the lounge below, providing ample space and charm. The bathroom features a classic three-piece suite.

Externally, the gardens are truly impressive, with established trees and shrubbery providing privacy and a sense of seclusion. A large, extensive patio area is perfect for outdoor entertaining, while a pretty stream meanders at the bottom of the garden, adding to the property's unique charm. This home is ripe for further extension and improvement, presenting a fantastic opportunity for a family looking to settle in a picturesque and peaceful location.



The Accommodation Comprises

Entrance Porch

Stepping into the property you are greeted by a glass front entrance door into the main hallway.

Entrance Hall

10'9" x 7'10" (3.28m x 2.39m)

The entrance hall features an understairs cupboard, a double radiator, a glass entrance door, and a small radiator.

Cloakroom

5'4" x 3'2" (1.63m x 0.97m)

The cloakroom features a wash hand basin housed in a vanity unit, complemented by a vinyl floor. It provides convenient access to the separate toilet, enhancing practicality and ease of use.

Downstairs Toilet

5'4" x 2'4" (1.63m x 0.71m)

Having a low flush WC.

Lounge

20'6" x 11'5" (6.25m x 3.48m)

The lounge is highlighted by a brick feature inglenook fireplace with a dog grate open fire. It boasts UPVC windows at both the front and back, ensuring ample natural light. Additionally, two radiators provide warmth, while original ceiling beams add character and charm to the space.

Snug

6'10" x 9'8" (2.08m x 2.95m)

A small snug provides additional space for a sitting room or study area, offering versatility for various needs. It could also be seamlessly integrated into the kitchen area if desired, enhancing flexibility and functionality within the home.

Kitchen

12'2" x 9'10" (3.71m x 3.00m)

The handmade kitchen features painted units adorned with matt chrome handles, exuding a traditional cottage-style charm. While the units are somewhat dated and could benefit from a full kitchen installation, they currently offer ample work surface area, an inset sink with a drainer and mixer tap positioned under a window for natural light. Equipped with a built-in double oven and grill, an electric four-ring hob, and an overhead extractor, the kitchen ensures practicality for cooking. Display cabinets integrated into the upper units add to the range of

cupboard, while a separate cupboard provides excellent storage options. There is also enough space available for a small table, making it a cosy spot for dining or casual meals.

Attached Garage

19'9" x 13'2" (6.02m x 4.01m)

The garage is conveniently accessed through a door from the current kitchen, offering potential to integrate it into the living accommodation if desired. It features loft access for additional storage and is equipped with an electric metal roller door for easy entry and security. In one corner, there is a utility area designed for washing and other household tasks, further enhancing the practicality of the space.

First Floor

Stairs rise from the hallway up to the:

Landing

10'2" x 9'8" (3.10m x 2.95m)

Having access to all rooms and a UPVC window to the front.

Master Bedroom

18'3" x 11'5" (5.56m x 3.48m)

The master bedroom is generously sized, featuring two UPVC windows—one to the side and another to the rear—that flood the room with natural light. Along one wall, there are wardrobes providing ample storage space. Additionally, the room is equipped with two double radiators.

Bedroom Two

11'9" x 8'2" (3.58m x 2.49m)

Comfortably accommodates a double bed and features a window that lets in plenty of natural light, as well as a radiator for warmth.

Bedroom Three

6'10" x 9'7" (2.08m x 2.92m)

Includes a window that provides natural light and a radiator to ensure the room stays warm.

Bathroom

5'5" x 8'3" (max) (1.65m x 2.51m (max))

Comprising panel bath with a mixer tap and handheld shower spray, as well as a plumbed-in shower for added convenience. It features a pedestal wash basin and a low flush WC. The walls are fully tiled, and a chrome towel radiator adds a touch of modernity. The bathroom also has a vinyl floor and a privacy window.

Outside

The property is set in a semi-rural location along a road, offering a non-estate and corner plot setting. Approached via a driveway, it provides parking space and a garden area on the side. Steps lead down to the front entrance door, with additional side access to the rear. The expansive rear garden features a large patio area that stretches the width of the property, perfect for outdoor gatherings. A side pergola and gravelled area offer additional seating to enjoy the garden views. A spacious lawn extends to the bottom of the garden and side area, adorned with well-established shrubbery and mature trees that provide privacy and lush greenery. Side steps lead to the property's separate pedestrian access on Brookfields Lane, enhancing convenience.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

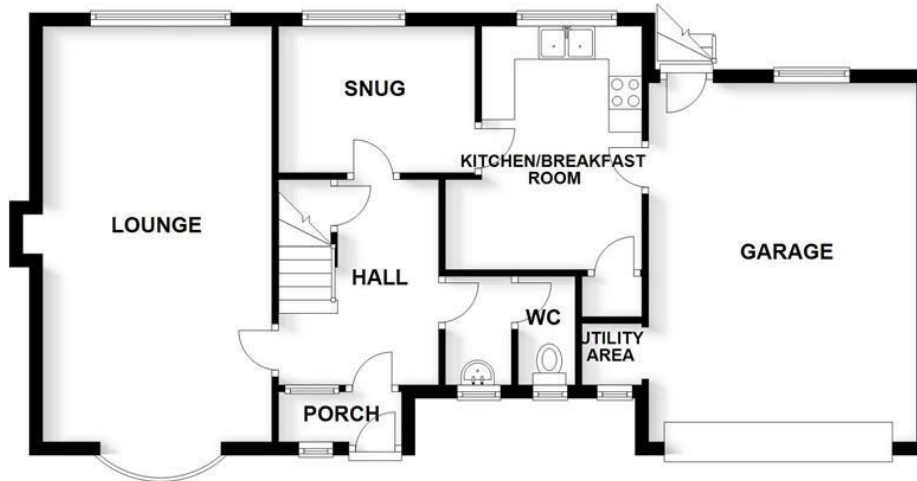
Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





GROUND FLOOR
APPROX. 821.6 SQ. FEET

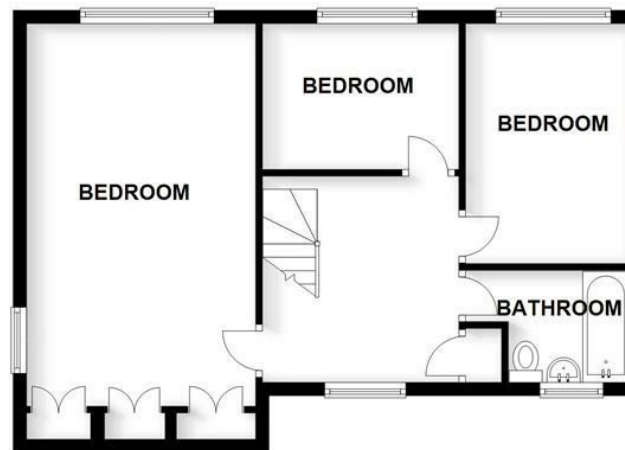


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
		EU Directive 2002/91/EC

BASEMENT
APPROX. 257.1 SQ. FEET



FIRST FLOOR
APPROX. 565.1 SQ. FEET



TOTAL AREA: APPROX. 1643.8 SQ. FEET

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

