



**Winsford The Common, Dilhorne, Stoke-on-Trent ST10 2PA**  
**Price guide £450,000**



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



**\*This charming, established detached bungalow offers an exceptional opportunity to enjoy a spacious home in a stunning countryside setting with no upper chain!\* Located on a generous plot, the property is perfectly positioned with beautiful views across open farmland, providing a peaceful and private retreat. A paved footpath leads to the front entrance, where conifer screening ensures complete seclusion. Inside, the light-filled entrance hall opens into a large lounge/dining area with a striking stone feature fireplace, creating an inviting space for relaxation and entertaining. The kitchen features a timeless wooden range of units with built-in appliances, while a brick and UPVC conservatory adds valuable extra living space, perfect for year-round enjoyment. An inner hallway leads to three generously sized bedrooms and a family bathroom. Outside, the property boasts side access to a spacious driveway offering ample parking, as well as a detached garage. Additional land to the side provides further potential for expansion or simply enjoying the open-air surroundings. The well-maintained rear garden offers an ideal space for outdoor activities and relaxation. With its tranquil location, expansive living areas, and abundant gardens, this home provides the perfect blend of comfort and country charm.**





**The Accommodation Comprises**

**Covered Entrance**

**Entrance Hall**

12'0" x 4'11" (3.66m x 1.50m )  
Welcome to this charming property, featuring an inviting entrance hall with a double-glazed front door and side panel, allowing natural light to flood the space. The hall also benefits from a single radiator.

**Lounge/ Dining Room**

20'10" x 13'0" (reducing to 11'10") (6.35m x 3.96m (reducing to 3.61m) )  
Step into the spacious lounge, highlighted by a beautiful stone fireplace with recessed alcoves and a tiled hearth, creating a focal point of warmth and character. The room features a Hunter multi-fuel boiler, providing both efficiency and comfort, alongside two single radiators. Natural light pours in through the double-glazed bay window to the front, with additional double-glazed windows to the rear and side, offering views of the surrounding area and enhancing the light-filled ambiance.

**Kitchen**

8'6" x 11'11" (2.59m x 3.63m )  
This well-appointed fitted kitchen boasts a range of stylish wooden units, providing ample workspace and storage. An inset stainless steel sink unit is complemented by base cupboards beneath for convenience. The kitchen comes fully equipped with a Hotpoint built-in electric double oven, electric hob, and an extractor fan. Additionally, you'll find a radiator for warmth, a window allowing natural light to brighten the space, and two built-in storage cupboards, perfect for keeping everything organised.

**Brick/ UPVC Conservatory**

8'11" x 14'6" (2.72m x 4.42m )  
The property also features a delightful conservatory, offering additional living space with the added benefit of plumbing for an automatic washing machine. The room is enhanced by inset spot lighting, a Worcester freestanding boiler ensures efficient heating.

**Inner Passage**

Leading to the:

**Bedroom One**

11'10" x 10'4" (3.61m x 3.15m )  
A comfortable and bright space, featuring a single radiator for warmth and a window that lets in natural light,

**Bedroom Two**

8'6" x 14'4" (2.59m x 4.37m )  
A cosy room, complete with a radiator and window.

**Bedroom Three**

8'7" x 11'7" (2.62m x 3.53m)  
A well-proportioned room, featuring a radiator for warmth and a window.

**Bathroom**

8'6" x 7'9" (2.59m x 2.36m )  
Featuring a corner panel bath with mixer tap and shower attachment, ideal for relaxing or quick showers. A pedestal wash hand basin and low flush WC complete the suite. The room is warmed by a single radiator, and natural light pours in through the window. Additionally, there is built-in storage, providing convenient space for all your essentials.

**Outside**

This charming property is nestled along a picturesque countryside lane, offering stunning views over farmland and rolling countryside from the front elevation. Positioned on a corner plot, the bungalow is thoughtfully screened by conifers at the front, ensuring both privacy and tranquility. A paved walkway leads to the front door, complemented by well-established hedged boundaries along the side.  
The property also benefits from a spacious driveway to the side, leading to a large parking area and providing access to a detached garage. The garage is equipped with a remote electric door, a side courtesy door, as well as light and power for added convenience.  
To the rear, you'll find an additional garden area, offering a beautiful expanse of lawn, further hedging, and mature trees, creating a serene and private outdoor space perfect for relaxation.

**Services**

All mains services are connected. The Property has the benefit of 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.

**Clawback Clause**

If, within 10 years of this transaction, the Buyer develops or builds on the properties rear garden, the Buyer agrees to pay the Seller 30% of the net profits from such development. The Clawback Payment is due within 30 days of receiving proceeds from the development. This clause is enforceable for the 10-year period and applies to any future owners of the property.





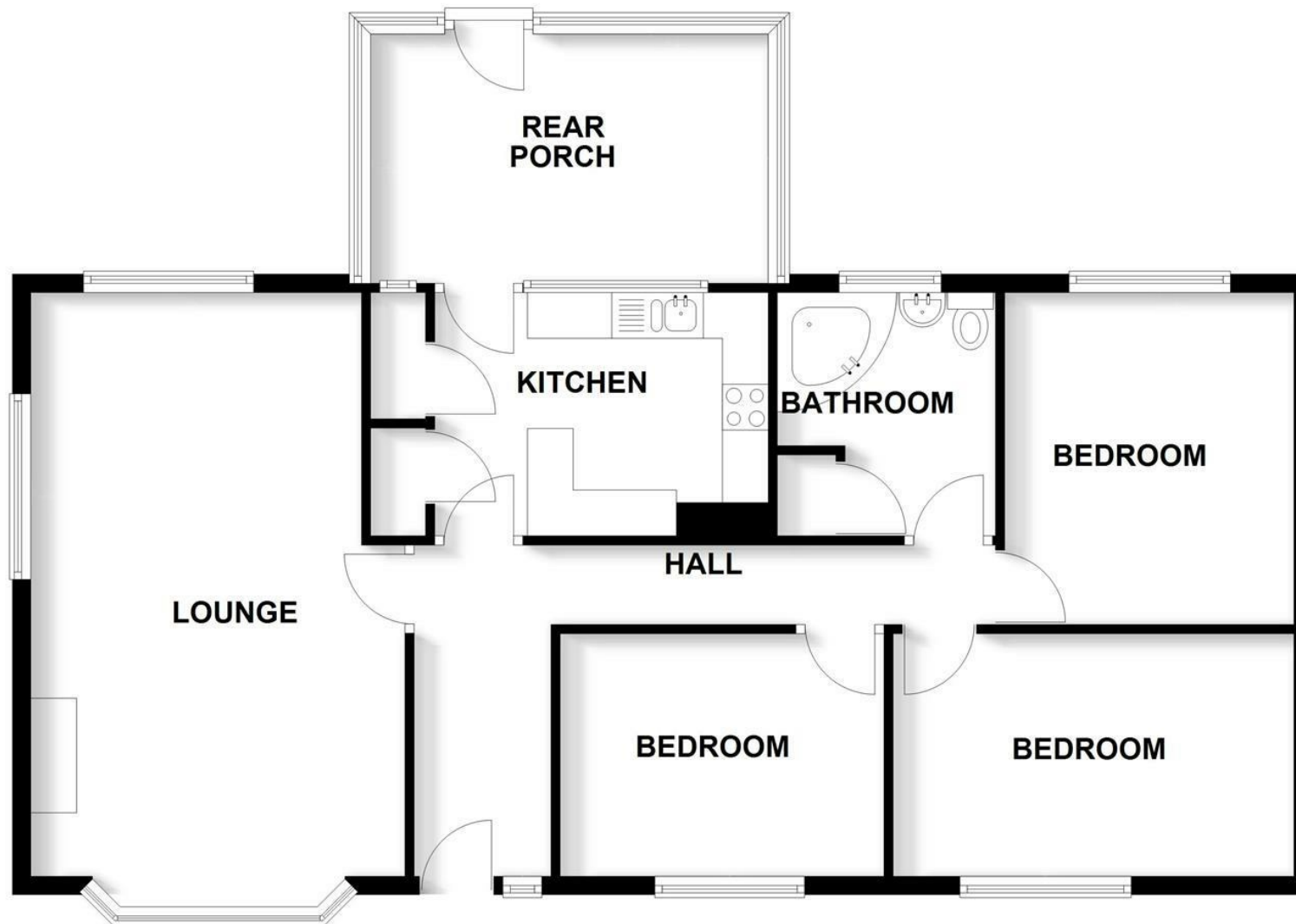






# GROUND FLOOR

APPROX. 1082.0 SQ. FEET



TOTAL AREA: APPROX. 1082.0 SQ. FEET

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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