

Malthouse Road

Alton, Stoke-on-Trent, ST10 4AG



Attractive detached home suitable for a variety of potential types of buyers, in need of improvement but providing a huge amount of potential. Occupying a delightful and quiet position in the highly sought-after village of Alton.

£345,000



John German

Whether looking to move wither up or down the property ladder, or possibly a Holiday Let enterprise, consideration of this attractive detached home is highly recommended to appreciate the opportunity to improve and personalise the house to make it your own, or even remodel to suit your individual needs (subject to the necessary consents). Having the huge advantage of off-road parking and an adjacent garage, occupying a lovely and quiet position within the picturesque village.

The well-regarded and highly sought-after village offers a wide range of amenities including convenience shops, public houses and restaurants, first school, health centre, village hall and playing field, church and the hair salon. Several walks through the surrounding countryside are also on the doorstep including the Churnet Valley towards Dimmingsdale. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance, as are the world headquarters of JCB.

Accommodation - A composite entrance door opens to the hall which provides space for your coats and boots, with a door leading to the ground floor accommodation, providing scope to remodel if preferred.

The dining room is positioned to the front of the home with a westerly facing window allowing the natural light to flood in, stairs rising to the first floor with a cupboard below, and doors to the remaining ground floor space. The generously sized lounge extends to the full depth of the property with dual aspect windows including a deep walk-in bay to the front providing ample light, the focal point of the room being the chimney breast which has an open fire set on a marble hearth.

The kitchen has a range of base and eye level units with fitted worktops and an inset sink unit set below one of the two dual aspect windows, space for a gas cooker with tiled splashbacks and an extractor hood over, plumbing for a washing machine and space for a fridge freezer, plus a tiled floor and additional light from the uPVC obscure double glazed door to the rear garden.

To the first floor the landing has a built-in airing cupboard housing the hot water cylinder, access to the loft and a rear facing window. Doors lead to the three bedrooms, two of which can easily accommodate a double bed and benefit from built-in wardrobes and front facing windows enjoying a lovely outlook. Finally, there is the family bathroom which has a white suite incorporating a panelled bath with an electric shower over, complementary tiled walls and a side facing window.

Outside - To the rear a crazy paved garden provides a pleasant seating and entertaining area enjoying a degree of privacy, with a dry-stone retaining wall and borders providing scope to be cut back and the space 'opened up', and gated access to the front via both side elevations.

To the front there is a lawn with shrub borders enclosed to two sides, with a dry-stone wall to the roadside. A tarmac driveway and turning point provides off road parking leading to the adjacent garage which has an electric up and over door, power and a personnel door to the side.

W3W: emotional.stream.editor

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04062026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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