



Linden Stanley Bank, Stanley, Stoke-On-Trent, Staffordshire, ST9 9LT

Offers In The Region Of £475,000

- Three bedroom semi detached home
- Renovated and extended to an excellent standard
- Two reception rooms
- 19ft open plan kitchen/dining room
- Utility and WC
- Ensuite to bedroom one
- Bathroom with roll top bath and shower enclosure
- Substantial plot with large rear garden and driveway to the front
- Garage store with office room to the rear
- Catchment of Endon High School

Linden Stanley Bank, Stoke-On-Trent ST9 9LT

Nestled in the charming area of Stanley Bank, Staffordshire Moorlands, this stunning three-bedroom semi-detached home offers a perfect blend of modern living and semi-rural tranquility. The property has been thoughtfully extended to feature a remarkable 19ft open plan kitchen and dining area, complete with high specification finishes, including elegant granite worktops and a convenient breakfast bar, underfloor heating, making it an ideal space for both family gatherings and entertaining guests.

The home boasts two inviting reception rooms, each equipped with multi-fuel stoves, providing a warm and cosy atmosphere during the colder months. Additionally, the property includes a utility room and a well-appointed WC, enhancing the practicality of everyday living. The first floor is home to a stylish bathroom and an ensuite attached to bedroom one, ensuring comfort and privacy for all residents.



Council Tax Band: C



Entrance Porch

Minton tiled floor, composite door to the front, UPVC double glazed window to the sides, stairs to the first floor.

Living Room

12'7" x 12'2" into recess

Multi fuel burner set on a brick hearth/surround, built in shelving, sash double glazed UPVC window to the front, radiator.

Sitting Room

12'7" x 10'2" into recess

Radiator, UPVC double glazed sash window to the front and side, multi fuel burner set on a stone hearth with brick surround.

Kitchen/Dining Room

19'11" x 15'4" reducing to 14'9"

Range of fitted units to the base and eye level, granite work surfaces, upstands, breakfast bar, wine fridge, Belfast sink, chrome mixer, tap, integral fridge/freezer, Velux windows to the rear, UPVC double glazed window to the rear, UPVC patio doors to the rear, Bosch integral dishwasher, inset down lights, understairs storage cupboard, AEG extractor, underfloor heating.

Utility

10'8" x 5'5"

Composite double glazed door to the side elevation, UPVC double glazed window to the rear, Velux window to the rear, range of fitted units to the base and eye level, space for a washing machine and dryer, cupboard housing the

Baxi gas fired boiler, cupboard housing and immersion heated tank, inset down lights, underfloor heating.

WC

5'5" x 3'3"

Low level WC, vanity wash hand basin with storage, chrome mixer tap, panelled walls, UPVC double glazed window to the side, inset down lights.

First Floor

Landing

Bedroom One

12'8" x 12'2" into recess

Loft access, UPVC double glazed sash window to the front, radiator.

Ensuite

8'5" x 7'2"

Panel walls, pedestal wash and basin, low level WC, shower enclosure with traditional chrome fitment, inset down lights, extractor, chrome heated ladder radiator, UPVC double glazed window to the rear.

Bedroom Two

12'7" x 7'8" into recess

Sash double glazed UPVC window to the front/side, radiator, loft access, built in wardrobe.

Bedroom Three

9'11" x 8'0"

Radiator, UPVC double glazed window to the rear.

Bathroom

8'4" reducing to 4'5" x 7'8"

Pedestal wash and basin, low level WC, roll top bath on claw feet, chrome traditional mixer tap with shower attachment, walk in shower enclosure, traditional chrome fitment, inset down lights, extractor, chrome heated ladder radiator, UPVC double glazed window to the rear.

Garage Store

9'6" x 9'0"

Electric remote up and over door, power and light connected,

Office/Study

15'1" x 9'6" max measurements

Composite door to the side, UPVC double glazed window to the side, power and light, electric heater.

Externally

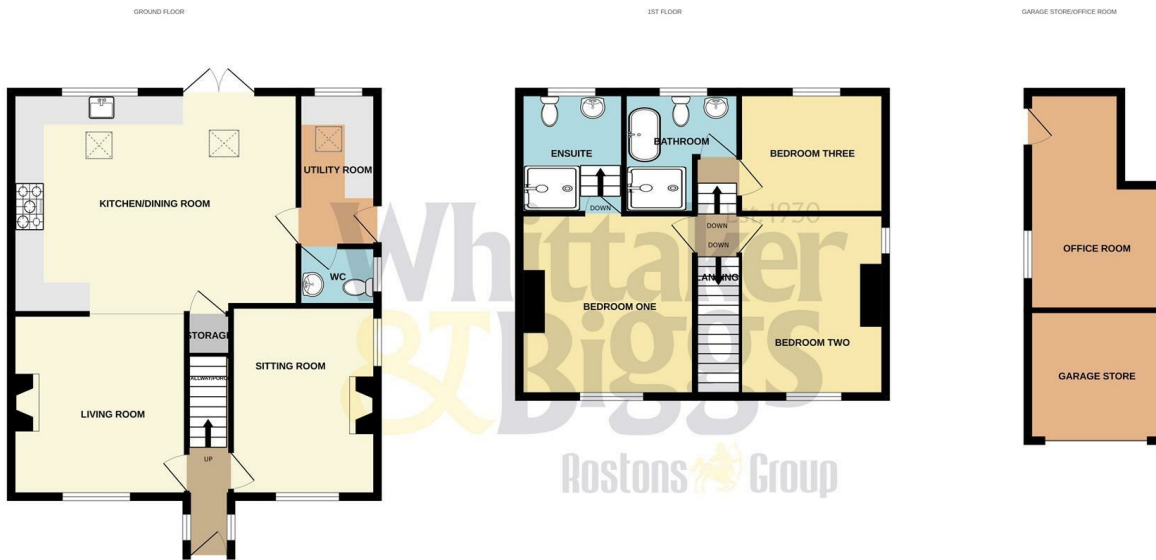
To the front, gravel drive, walled boundary, well stocked borders, access to the garage, courtesy lighting, gated access to the side with Indian stone path, power point, courtesy lighting, outside water tap. To the rear, Indian stone patio, courtesy lighting, lawn, fenced and hedged boundary, raised planters, barked area.

Sewerage Treatment Plant

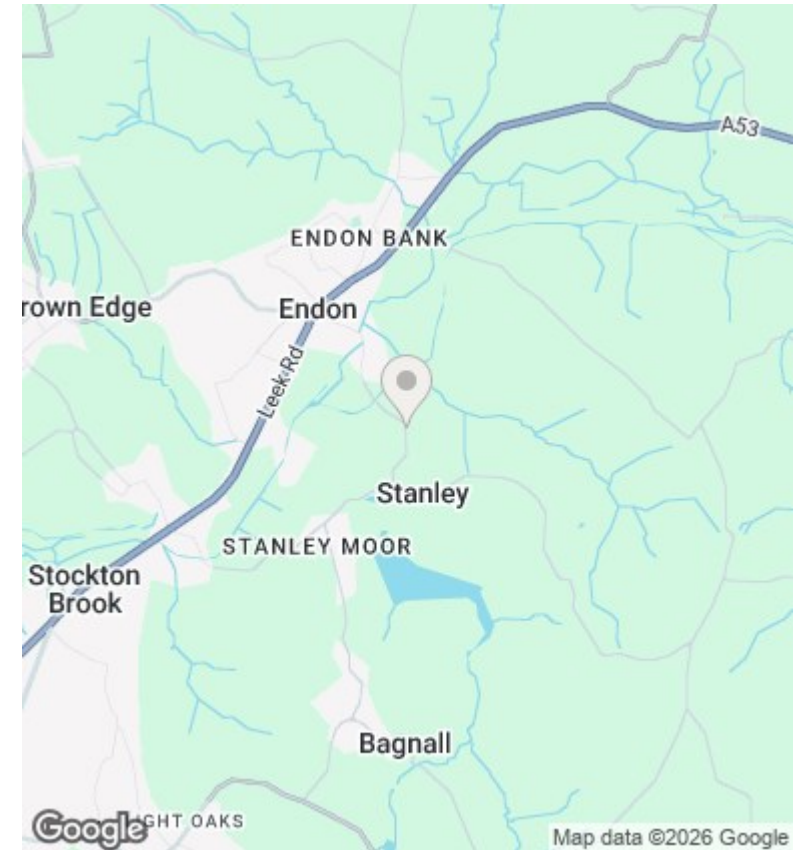
The property is served by a private sewerage treatment plant, providing compliant waste management independent of mains drainage.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

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