

The Green

Whiston, Stoke-on-Trent, ST10 2JZ

John 
German





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£235,000

Attractive stone built modern style semi-detached home with parking and garage to the rear, occupying a pleasant position in the picturesque village and for sale with no upwards chain involved.

Ideal whether searching for your first home, moving up or down the property ladder, or for a country retreat. Viewing and consideration of this modern style semi-detached home is highly recommended to appreciate generous room dimension and an excellent layout providing a blank canvas to move straight in and then personalise to make it your own, the advantage of parking and garage to the rear, and its exact slightly elevated position enjoying a pleasant outlook to the front, especially from the first floor.

Situated in the picturesque village within walking distance to the village hall and golf club, walks through the beautiful surrounding countryside, plus within earshot of the Churnet Valley railway steam trains whistling in the distance. Conveniently located within an easy commutable distance to the surrounding towns of Ashbourne, Leek, Cheadle and Uttoxeter, plus the city of Stoke-on-Trent, and the A52 leading to Derby.

The welcoming entrance hall has stairs rising to the first floor with a useful understairs cupboard, and doors leading to the ground floor accommodation the fitted guest cloakroom/WC. The well-proportioned lounge extends to the full width of the home and provides space to arrange your furniture to best suite your needs, having a focal fireplace with a log burner set on a quarry tiled hearth, and ample natural flooding in from the front window and part glazed door and matching panel opening to the garden. The fitted kitchen provides space for a dining table and has a range of base and eye level units with worksurfaces, an inset sink unit set below the rear facing window, a fitted gas hob with an extractor over and electric oven under, plumbing for a washing and space for additional appliances.

Upstairs, the landing has a side facing window, a built-in airing cupboard and doors leading to three good sized bedrooms, with the two front facing rooms enjoying a delightful outlook over the surrounding countryside. Completing the accommodation is the fitted family bathroom which has a white suite with complementary tiling incorporating a panelled bath with an electric shower over, plus a window to the rear.

Outside, to the rear is a garden laid to lawn providing a blank canvas, enclosed to two sides with a shared path leading to the parking and garage. To the front, the westerly facing garden is laid to lawn enjoying a pleasant outlook with picket fencing and paving adjacent to the door into the lounge. Shared vehicular access from the quiet-de-sac at the rear leads to a block paved driveway providing off road parking, and the garage which has and up & over door.

What3words: ///buyers.swooning.incoming

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

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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 C

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

Our Ref: JGA/11062026





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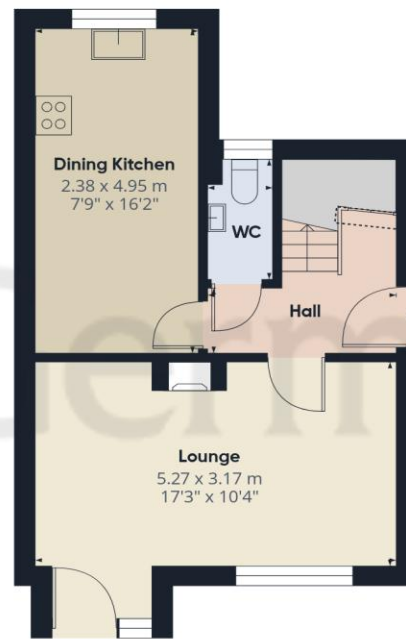
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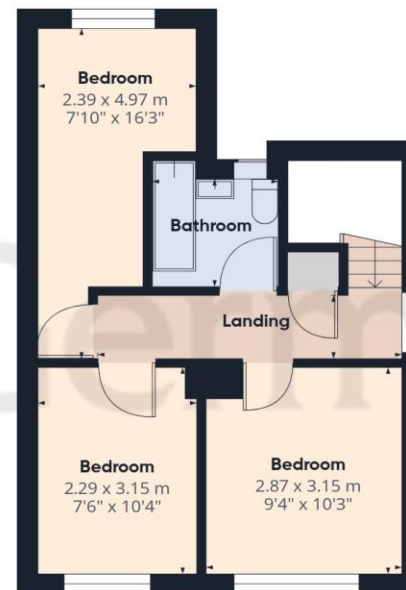
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

69.7 m²

751 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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