



£375,000

4 Bedroom Semi-Detached House for sale
1 Manifold Close, Waterhouses, Stoke-on-Trent



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SALES AND LETTINGS



Overview

Set in the heart of the quaint village of Waterhouses is this beautiful, characterful, stone-built property that makes a fantastic family home worthy of at least a viewing.



Key Features

- Within the Peak District National Park
- Very Popular Sought After Location
- South Facing Garden
- Close to Excellent Local Amenities
- Windows and Doors renewed in 2024
- Excellent Local Primary School & Nursery
- Semi-Rural Setting
- Cul-De-Sac Location
- Close to Manifold Cycle Track
- Just 6 Miles from Alton Towers







Waterhouses situated on the A523 Leek to Ashbourne Road, near Alton Towers and on the edge of the dramatic scenery of The Peak Park, is a popular place for visitors to the area. It offers a doorway to the beauty of the Peak District National Park, uninterrupted by traffic, via many footpaths or the Manifold Way Cycle Path, and is also a common respite stop for visitors to Alton Towers. The village is popular with tourists and has many great amenities available, The Crown - public house, swimming baths, off-license/convenience store, chip shop, Doctors Surgery, and the Riverside Cafe.

Manifold Close is ideally located for all that is around you and with its cul-de-sac location you can enjoy the peace and security of no through traffic. The house itself occupies a position granting it a large frontage, South facing garden and providing parking for a number of vehicles as well as the integral garage. The property had all the windows and French doors replaced in 2024

You enter the property via the porch which is a convenient space to shake off the worst of the weather before entering the home. The entrance hall is the hub of the house giving access to all areas including the box everyone wants to tick - the guest toilet.

Off to the right of the entrance hall is the lounge. Well-balanced in size with a feature log burner at the heart of the room you can imagine the cosy nights with the fire roaring away. The rear of the house is dominated by the kitchen/diner. Another well-balanced room that is ample in size for both formal and informal dining. The kitchen is well stocked and is supplemented by the adjacent utility room that provides additional storage, plumbing for a washing machine, and space for a dryer. The utility room also grants internal access to the garage and the rear garden.

Upstairs are the four bedrooms and family bathroom. The master is a large double room with the added benefit of an ensuite shower room. Bedrooms two and three are also double bedrooms with bedroom four a good size single room - currently serving as an office. The family bathroom is another large space with a standard three-piece suite of bath with shower head attachment, toilet, and wash basin. The loft space above is well-insulated and partially boarded with an integrated ladder.

The rear garden has gated access at the side of the house for added security and privacy. The garden is a good mix of patio area, lawn, and planting beds with a shed and the recent addition of a timber workshop complete with power and lighting. The rear garden is also south-facing so you're sure to capture the

very best of the summer sun.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional

Parking: Private Driveway

Electricity Supply: Mains connected

Water Supply: Mains connected

Sewerage: Mains Sewers

Heating: Oil

Conservation Area: No

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: D

Council Tax rating: D

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and prior to a sales memorandum being issued.

Storm Porch

Always a handy space to shake off the worst of the weather before entering the home

Entrance Hall

The hub of the home gives access to all areas including the guest wc, lounge, and kitchen diner

Lounge

13' 1" x 13' 1" (4.00m x 4.00m)

A comfortable family space with a genuine cast iron log burner with brick surround and quarry tile hearth at the heart of the room

Kitchen Diner

20' 11" x 9' 0" (6.40m x 2.75m)

A fantastic entertaining space for both formal and informal dining. The kitchen dominates the rear of the house along with the adjacent utility and caters to all your needs. There is a good range of both base and wall storage units, a double oven with inset halogen hob, and space for a fridge/freezer. The dining area is large enough to accommodate a good size dining table and has French doors that open up into the rear garden.

Utility

7' 8" x 5' 6" (2.35m x 1.70m)

Supplementing the kitchen is the adjacent utility room with plumbing for a washing machine and space for a dryer. There are also further storage units in here, work surfaces, and a sink. You can also gain access to the integral garage and the rear garden from here.

Master Bedroom with Ensuite

13' 1" x 13' 1" (4.00m x 4.00m)

A large double room with ample space for a good range of bedroom furniture. Also with the added benefit of ensuite shower room.

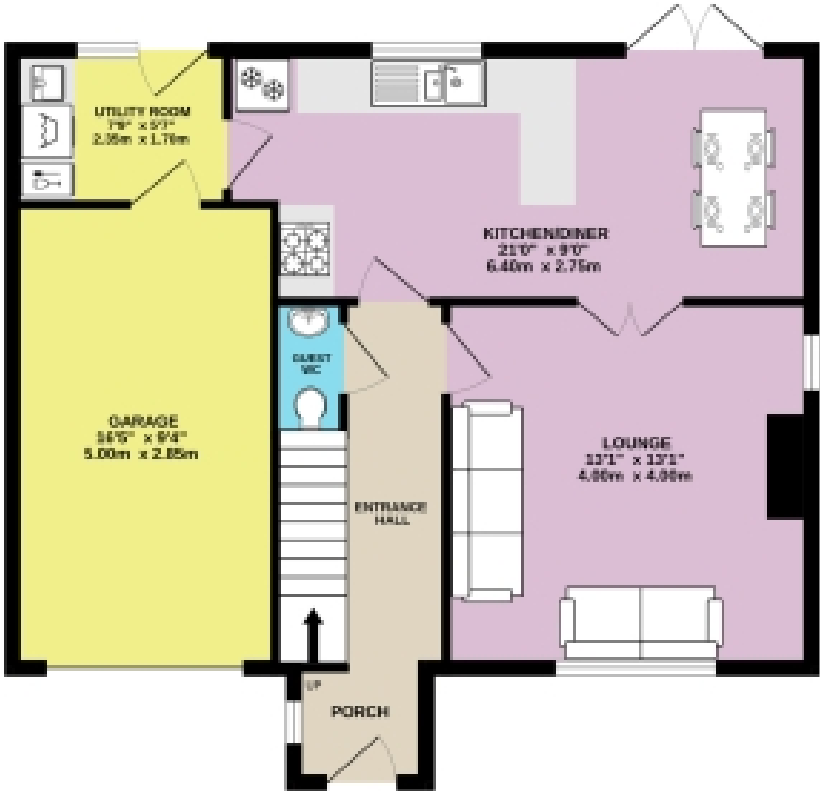
Bedroom 2

12' 3" x 9' 0" (3.75m x 2.75m)

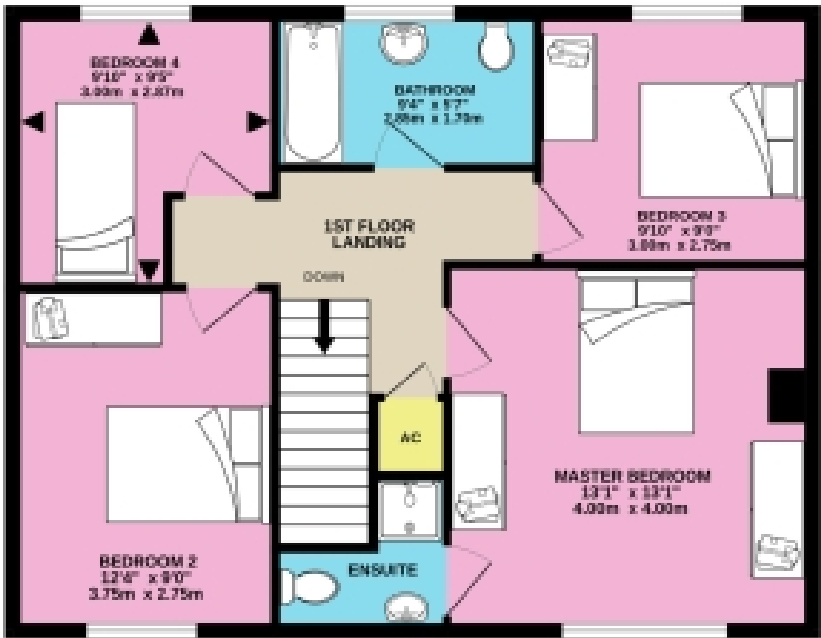
Double room overlooking the front of the property, again with ample space for

Floorplans

GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1283 sq.ft. (119.2 sq.m.) approx.

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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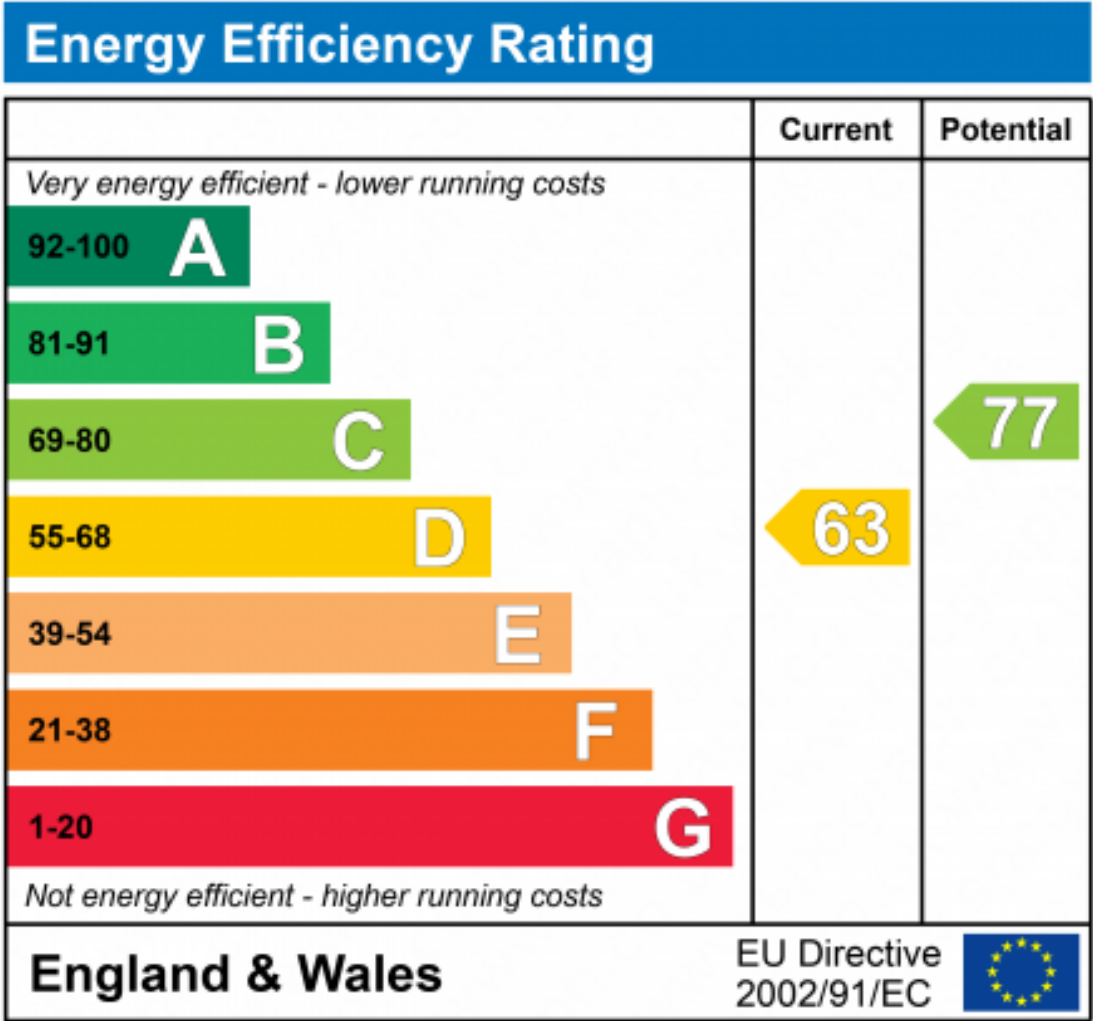
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01889 221348 (24/7)
uttoxeter@ewemove.com

