



Greenways, Smithy Bank, Alton, Stoke On Trent. ST10 4AE

welcome to

Greenways, Smithy Bank, Alton, Stoke On Trent

****GUIDE PRICE £350,000 - £375,000**** Elevated detached bungalow with STUNNING VIEWS For Sale with NO UPWARD CHAIN, currently used as a Holiday Let but can be for permanent residential living also with planning permission (SMD/2022/0424) for extension to enlarge kitchen and provide a loft bedroom.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspectors. Powered by www.focalagent.com

Access to the property is gained via steps with handrail leading to:

Glazed Entrance Porch:

With storage cupboard; door leading into:

Breakfast Kitchen:

16' 5" x 8' 9" (5.00m x 2.67m)

A fitted kitchen comprising composite sink and drainer set in a base unit; further base units; integrated gas oven with electric hob and cooker hood over; central island unit with cupboards and incorporating breakfast bar; wood effect flooring; double glazed internal window; double glazed window to the rear elevation; vertical radiator with inset mirror; sliding door leading into:

Entrance Hall:

With door leading out to the front elevation; wood effect flooring; central heating radiator; doors off to:

Lounge:

13' 8" into bay x 13' 4" (4.17m into bay x 4.06m)

Having double glazed bay window to the front elevation with views over Alton and double glazed window to the side elevation; inset log burning stove; alcove shelving; wood effect flooring; central heating radiator.

Bathroom:

Having P shaped bath with wall mounted shower over and side screen; wash hand basin and low level wc set in a vanity unit; complementary wall and floor tiling; double glazed window to the side elevation; central heating radiator.

Bedroom:

13' x 11' 9" (3.96m x 3.58m)

With double glazed window to the front elevation with views over Alton and double glazed window to the side elevation; central heating radiator; loft access.

Bedroom:

12' 9" x 12' 5" (3.89m x 3.78m)

With double glazed windows to the rear and side elevations; central heating radiator; wash hand basin set in a vanity unit.

Gardens:

Accessed via steps with handrail this bungalow has magnificent views over Alton having tiered gardens comprising lawned area, patio area and tree, hedge and shrub plantings. Further gravel area with work station incorporating pizza oven and barbecue.

Parking:

Off road parking area.

Please Note:

Photographs may have been taken using a wide angle lens.

The property is currently used as holiday rental accommodation and the Council Tax banding will need to be reassessed by Staffordshire Moorlands District Council when returned to residential use. Planning permission approved through Staffordshire Moorlands District Council (SMD/2022/0424) for extension to enlarge kitchen and provide a loft bedroom.



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Greenways Smithy Bank, Alton Stoke On Trent

- ****GUIDE PRICE £350,000 - £375,000**** Enviaible
- Elevated Detached Bungalow
- Planning Permission SMD/2022/0424
- Refitted Breakfast Kitchen. Lounge
- Two Bedrooms. Bathroom
- Car Parking Area. Tiered Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: Deleted

£350,000 – £375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
UTR109777 - 0007

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