



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

welcome to

Greenways, Smithy Bank, Alton, Stoke On Trent

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 inspection(s). Powered by www.focusagent.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.



view this property online bagshawsresidential.co.uk/Property/UTR109777



welcome to

Greenways, Smithy Bank, Alton, Stoke On Trent

- 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

£325,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109777



Property Ref:
UTR109777 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01889 567567



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



bagshawsresidential.co.uk