



Clewloes Bank, Bagnall, Staffordshire, ST9 9LP.
Offers in the Region Of £500,000



Clewlows Bank, Bagnall, Staffordshire, ST9 9LP.

This delightful and substantial three bedroom detached bungalow is nestled within a private plot, which extends to an impressive 1/2 acre or thereabouts. Grayford was constructed in 1960 and has been in single ownership ever since, with the vendors enjoying many years of privacy and tranquil village living.

The vendors did explore further development in 2004, to include a single storey extension to the frontage, full planning was granted, but has now lapsed, (Application No: 04/01064/FUL), (BUILDING REGS 05/00040/OTH). Instead the vendors carried out a full renovation on the current structure in 2011, which included new windows and doors, roof trim and gutters, full gas central heating system, rewire and a new kitchen and bathroom.

The works have been carried out to an excellent standard and quality materials have been used throughout. The property can be accessed from either side, via the kitchen or hallway.

The kitchen has quality fitments, with worksurfaces which includes a breakfast bar, Baumatic integrated microwave, integral fridge/freezer/dishwasher and range style gas cooker.

The impressive open plan living/dining area consists of a 24ft living room, with a feature living flame, marble hearth, surround, mantle, original parquet flooring and a picture window providing excellent views of the countryside. The dining room is a light and airy space, with ample room for a dining table and chairs and provides excellent views of the private rear garden.

A hallway provides access to the three bedrooms and family bathroom. The fully equipped bathroom has both a panel bath and double walk in shower, WC and vanity wash hand basin. Bedroom one and two have fitted wardrobe space and bedroom three provides views towards the front garden.

Externally the property has a large driveway, providing off street parking for a number of vehicles, a detached brick constructed garage with power/light/wifi internet which could be used as an office/workshop. A large garden is located to the frontage, laid to lawn and having well stocked borders. To the rear, the garden is laid to patio, lawn and having a number of well stocked borders. Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate the size of the plot, property, privacy and potential.

Situation

Bagnall is a tranquil semi rural village set within the heart of the Staffordshire Moorlands and close to the Peak National Park, with great commuting links to the historic market town of Leek, over the border into the Cheshire towns of Congleton and Macclesfield, The Potteries and the Motorway Network. Stoke Railway Station can be reached within approximately 15 minutes by car and only approximately 1 hour 30 minutes to commute to London Euston via rail and approximately less than 1 hour to either Birmingham or Manchester. The village provides access to various country walks along with popular country Public Houses.



Entrance Hallway

UPVC double glazed door and windows to the front elevation, UPVC double glazed window to the side elevation, radiator, storage cupboard, Parquet flooring.

Living Room 15' 9" x 24' 4" (4.81m x 7.41m)

UPVC double glazed window to the front, rear and side elevation, radiator, Parquet flooring, gas log living flame feature fire set in marble.

Dining Room 11' 0" x 14' 9" (3.35m x 4.50m)

UPVC double glazed patio doors to the side elevation. UPVC double glazed window to the rear and side elevation, radiator.

Kitchen 13' 3" x 14' 2" (4.05m x 4.33m)

UPVC double glazed door to the side elevation, UPVC double glazed window to the rear elevation, a good range of fitted units to the base and eye level, breakfast bar, range gas cooker, integral Baumatic microwave, extractor fan, composite sink with drainer, chrome mixer tap, integral fridge and freezer, integral dishwasher, plumbing for a washing machine, radiator.

Bedroom One 9' 5" x 12' 6" (2.88m x 3.80m)

UPVC double glazed window to the side elevation, radiator, fitted wardrobes.

Bedroom Two 11' 7" x 8' 0" (3.53m x 2.45m)

UPVC double glazed window to the front elevation, radiator, fitted wardrobes.

Bedroom Three 8' 2" x 5' 10" (2.48m x 1.79m)

UPVC double glazed window to the front elevation, radiator.

Bathroom 13' 3" x 14' 2" (4.05m x 4.33m)

UPVC double glazed window to the side elevation, chrome ladder radiator, panel bath, double walk in shower, vanity wash hand basin, lower level WC, loft access.

Externally

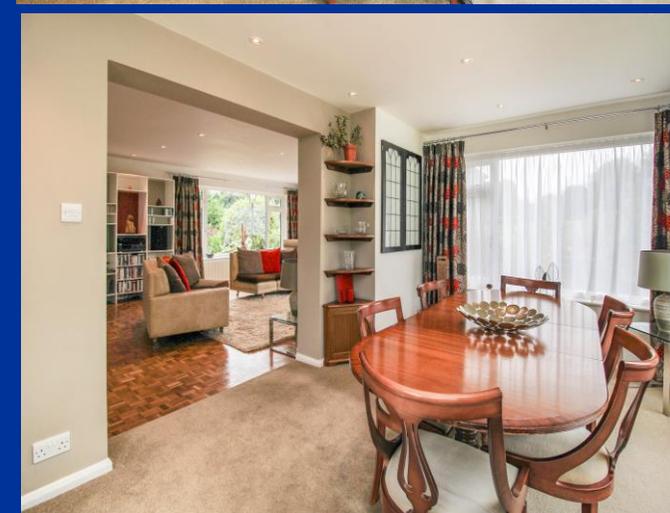
Tarmacadam driveway, area laid to lawn, mature flower beds, mature trees and shrubs, courtesy lighting, access to the garage and rear.

Outside

To the rear, mainly laid to lawn, three stone slab patio areas, mature trees, plants and shrubs, fenced boundaries.

Garage

Up and over door to the front elevation, two UPVC double glazed windows to the side elevation, light and power connected, wifi internet.



Note:
Council Tax Band: E

EPC Rating:

Tenure: believed to be Freehold





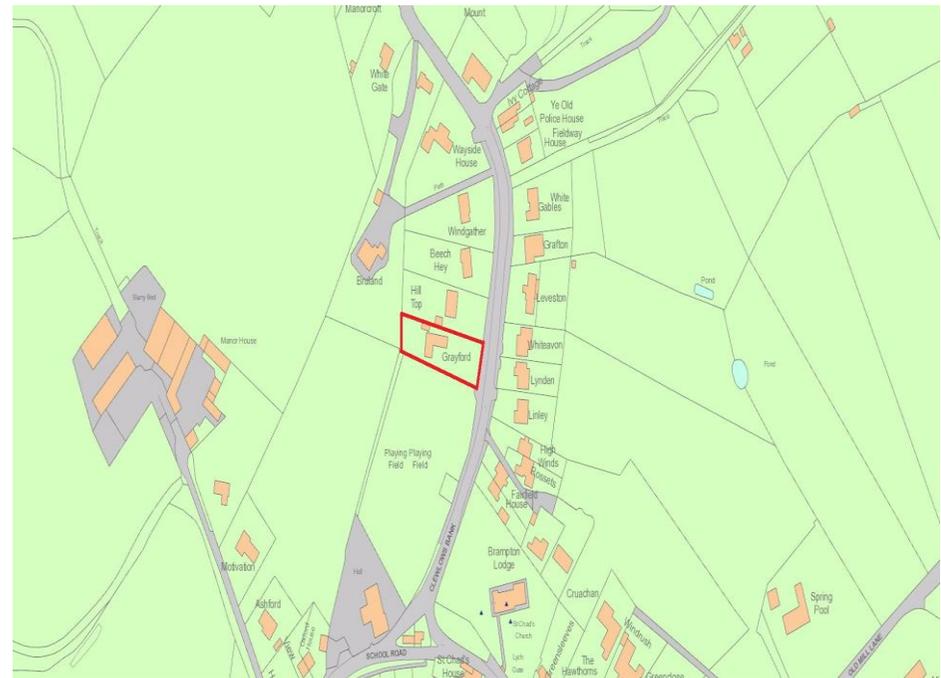




TOTAL APPROX. FLOOR AREA 1266 SQ.FT. (117.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2021



Directions

From our Derby Street Leek Offices proceed along Haywood Street and at the traffic lights continue straight ahead into Broad Street. At the mini roundabout continue straight ahead onto the A53 Newcastle Road. Follow this road out of the town passing through the villages of Longsdon and Endon and just after passing The Plough Inn Public House on the right hand side take the next turning left into Station Road. Follow this road which then becomes Post Lane and continue up the hill into the village of Stanley. Take the first turning right into Stanley Road and continue along taking the second turning left into Clewlovs Bank where the property is situated on the right hand side identifiable by a Whittaker & Biggs For Sale Board.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street
Leek
Staffordshire
T13 6HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**