



56 Old Butt Lane, Stoke-On-Trent, ST7 1NR

Offers Around £350,000

- An Individual Three Bedroom Detached Residence
- Spacious Living Room With Uninterrupted Views of the Gardens & Beyond
- Downstairs Cloakroom & Family Shower Room To The First Floor
- Offered With No Upward Chain
- Stunning & Breathtaking Landscaped Views
- Separate Dining Room & Modern Fitted Kitchen
- Beautifully Presented Landscaped Gardens & Extended Patio Area
- Positioned On a Superb Size Plot
- Integral Garage & Ample Off Road Private Parking
- Close To Local Amenities & Transport Links

56 Old Butt Lane, Stoke-On-Trent ST7 1NR

A Rare Opportunity – Exceptional Three-Bedroom Detached Home with Breathtaking Views

Set on an impressively spacious and beautifully landscaped plot, this individual three-bedroom detached residence offers a unique opportunity to acquire a home with truly outstanding views toward the historic Mow Cop Castle. Properties with such an enviable outlook are exceptionally rare.



Council Tax Band: C



The home is approached via ample private parking leading to an integral garage, ensuring both convenience and security. The addition of solar panels which are leased provides excellent energy efficiency and long-term cost benefits.

Internally, the property features a light filled entrance hallway offering a welcoming space, a handy downstairs cloakroom for your convenience, in addition to the two generous reception rooms, each enjoying natural light and garden outlooks, along with a well-planned modern fitted kitchen offering scope for personalisation. Every window seems to frame a new snapshot of the surrounding landscape, enhancing the home's sense of calm and space.

Continuing upstairs there are three bedrooms, with two of the bedrooms equipped with fitted wardrobes, to complete the first floor there is a good size family shower room.

There is certainly an option to reconfigure and extend the property if desired - subject to the relevant planning regulations and consents

The magnificent gardens are a true highlight, expertly landscaped, filled with colour and texture, and designed to take full advantage of the panoramic views. Whether relaxing, entertaining, or simply admiring the backdrop, the outdoor space is nothing short of glorious.

A wonderfully unique home in an exceptional setting, offered with upward chain an early viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Hallway

Having a UPVC double glazed front entrance door with access into the hallway and a UPVC double glazed obscure window to the front aspect.
Access to the ground floor accommodation and stairs to the first floor landing. Wood effect laminate flooring. Feature brick wall. Double radiator.

Lounge

24'2" x 14'1"
Having a UPVC double glazed window to the front and side aspect. And UPVC double glazed sliding door with access to the patio area and landscape gardens again as previously mentioned those beautiful uninterrupted views of the countryside and views of mow cop Castle.

Feature fireplace sat on a marble hearth with wooden mantle and surround featuring a coal effect gas fire. Wall light points. Two double radiators.

Dining Room

12'8" x 9'8"
Having a UPVC double glazed French doors with access to the patio area and gardens. Double radiator.
Tiled flooring.
Door with access to the kitchen.

Kitchen

12'11" x 8'9" into 6'11"
Kitchen
3.96 x 2.69 into 2.11
Having a UPVC double glazed window to the rear aspect with views of the open fields and landscape gardens.
UPVC double glazed door with access to the patio area and gardens.
Comprising of range of high gloss wall cupboard and base units with work surfaces over incorporating a sink and drainer with chrome mixer tap over. Tiled splashback. space and plumbing for washing machine, space for fridge and freezer.
Tiled flooring. Double radiator.
Access to the integral garage

Downstairs Cloakroom

Having a WC with push flush, wall mounted wash hand basin with taps. Tiled walls and tiled flooring.

Garage

16'10" x 13'2"
Having two UPVC double glazed obscure windows to the side aspect. Up and over door.

First Floor Landing

Having three UPVC double glazed obscure windows to the front aspect
Access to the bedrooms and family bathroom.
Handy storage cupboard with shelving and also houses the boiler.

Master Bedroom

12'7" x 8'10"
Having a UPVC double glazed window to the rear aspect with views of mow cop castle
Fitted mirrored sliding wardrobes. Radiator.

Bedroom Two

11'3" x 9'0"

Having a UPVC double glazed window to the front aspect.

Fitted wardrobes with matching bedside tables and overhead storage space. Double radiator.

Bedroom Three

10'8" x 6'10"

Having a UPVC double glazed window to the front aspect. Radiator.

Family Bathroom

7'3" x 6'3"

Having a UPVC double glazed obscure window to the side aspect.

Comprising of a three-piece suite featuring a corner shower cubicle with power shower over and separate rainfall showerhead attachment, WC with push flush, countertop basin sat on a vanity unit with storage underneath. Chrome radiator. Extractor fan. Fully tiled walls and tiled floors.

Externally

The property has a superb size frontage -access is via private gates with a gravelled & concrete driveway providing parking for several vehicles and access to the integral garage.

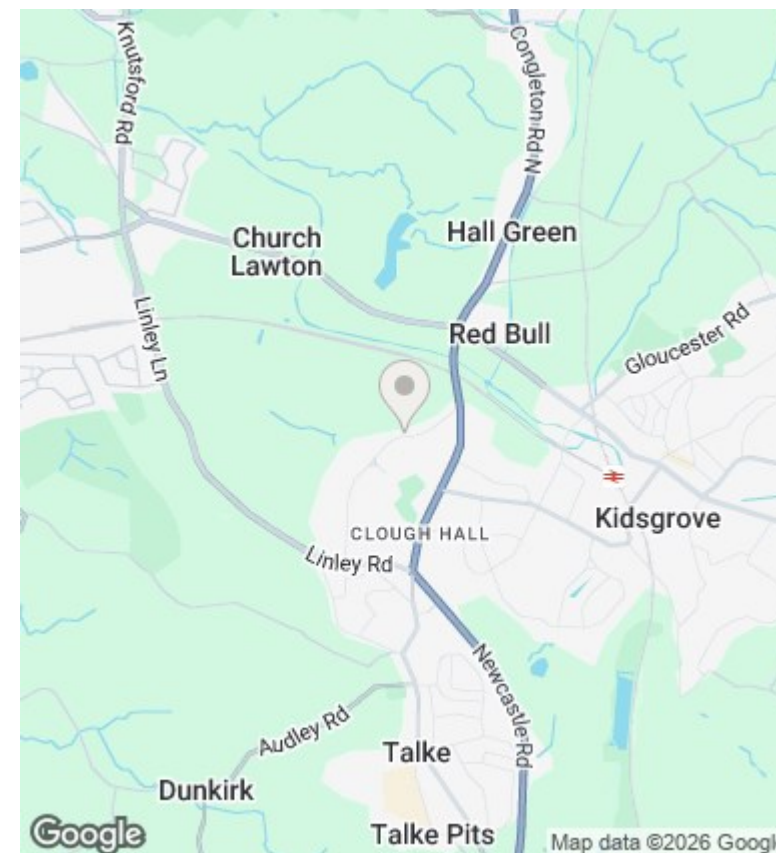
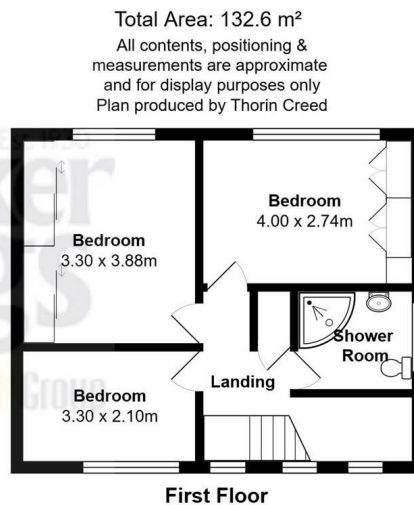
To the rear of the property there is a magnificent size landscaped lawned gardens -with an array of well established mature plants, trees and shrubbery The patio area extends to the full rear of the home with uninterrupted views of the landscape and beyond.

AML REGULATIONS.

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		