



Halls Road, Staffordshire, ST7 3NR.
£450,000

Whittaker Est. 1930
& Biggs

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Al Arish is an individual detached home which has truly deceptively spacious accommodation which includes four bedrooms and two bathrooms plus a separate open plan annex.

The split-level accommodation includes a fantastic sized open plan living, dining room and defined lounge with windows to both the front and side providing optimum light with far reaching Cheshire Views.

The lounge also has a multi fuel stove. In addition there's an adjoining orangery which also enjoys far reaching views over the Cheshire Plain. There is a sizeable kitchen, separate utility, and cloaks.

The sleeping quarters are accessed away from the main living accommodation via a light and airy hallway with full length windows. The bedrooms are all double in size with the master having full en suite facilities.

The separate annex access has its own entrance door with a sizeable open plan room and separate en suite shower room. Of course, this accommodation could also be used for alternative uses.

Externally the property is located within a generous sized plot, accessible via a long driveway, providing a completely private position, obscured from the roadside. The extensive grounds include wrap around gardens and a long driveway allowing parking in abundance. There is also an integral garage plus a detached separate double garage.



The elevated position of the bungalow takes full advantage of the incredible views over the Cheshire Plain, which has to be one of the most alluring features of this property. The property is in need of repair and refurbishment. Given the size of the plot, there is potential for development or to rebuild to create your own home.

The property is set within a much sought after location of Mow Cop, just off the desirable Halls Road with its individual homes and nearby access to the historic Mow Cop Castle. Rarely does a property within this price bracket provide such obscurity from the road and a generous sized plot, there is so much potential to create a truly remarkable home with a dramatic backdrop and picturesque views. Offered for sale with no upward chain.

Enclosed Entrance Porch

Having UPVC double glazed double doors with matching side panels. UPVC double glazed double doors opening into the hallway .

Open Hallway

Having radiator storage cupboard.

Cloaks

Having WC, pedestal, wash handbasin. Radiator, tiled walls, UPVC double glazed, obscured window to side aspect.

Inner Hall

Having UPVC double glazed door to side aspect with an obscured glazed panel giving access to the utility room.

Utility Room

Having fitted base units with a single drainer sink unit, plumbing for washing machine. UPVC double glazed window to side aspect. UPVC double glazed window to the front aspect. Having far reaching Cheshire views.

Kitchen 19' 5" x 9' 11" (5.93m x 3.03m)

Having a range of base units with fitted work surfaces over incorporating a single drainer sink unit with mixer tap over. Integral electric combination oven and grill with separate four ring ceramic hob. Plumbing for dishwasher, UPVC double glazed windows to the front aspect with far-reaching Cheshire views. Space for table, chairs, radiator, part tiled walls, tiled floor.

Open Plan Living & Dining Room 29' 5" x 13' 9" (8.96m x 4.20m)

Having radiator, wall light, points, full length UPVC double glazed window. Built in cabinetry with glazed display unit and incorporating wine rack. Access into the Orangery, steps leading down into the lounge.

Lounge 26' 9" x 15' 3" (8.15m x 4.65m)

Having UPVC double glazed windows to the front aspect with far reaching views over the Cheshire Plain. UPVC double glazed window to side aspect. Wall light points, radiator, wood burning cast-iron stove. UPVC double glazed door to front aspect.

Orangery 13' 10" x 10' 0" (4.22m x 3.06m)

Having a UPVC roof lantern, led down lighters to the ceiling. UPVC double glazed windows to the front aspect with far reaching views over Cheshire. Wood flooring, modern column style electric radiator.

Bedroom One 13' 11" x 12' 8" (4.25m x 3.86m)

UPVC double glazed windows to front aspect, built in wardrobes with sliding oak doors. Radiator, wall light points.

Ensuite

Having a bath and separate shower cubicle with thermostatically controlled shower, WC, pedestal wash hand basin. UPVC double glazed obscured window to the rear aspect.



Bedroom Two 11' 1" x 9' 8" (3.38m x 2.95m)

Having two UPVC double glazed windows to the rear aspect, radiator, walk in wardrobe with hanging rail. Also housing water meter.

Bedroom Three 11' 7" x 12' 9" (3.53m x 3.89m)

Having UPVC window to the rear aspect, radiator. Two fitted wardrobes with having central dressing table. Wall light points.

Bedroom Four 10' 9" x 15' 3" (3.27m x 4.64m)

Having UPVC window to the rear aspect, UPVC double glazed rear entrance door allowing access to the gardens. Cast-iron stove set upon a tiled half with matching tiled chimney breast.

Hallway

Having full length UPVC double glazed windows to side aspect, giving access to the bedrooms and in the inner hallway.

Guest House 19' 8" x 17' 5" (5.99m x 5.31m)

Having windows to front and side aspect, radiator, built in storage, cupboards, laminate flooring. Ensuite, shower room, having enclosed glazed shower cubicle with thermostatically, controlled shower. Wash and basin, low-level WC. Radiator, extractor fan, shaver point, laminate flooring.

Bathroom

Having an enclosed shower cubicle with thermostatically controlled shower, pedestal wash handbasin, panelled bath, WC, two UPVC double glazed obscured windows to the rear aspect, tiled floor. Airing cupboard housing hot water cylinder.

Externally

The property has a private and extensive driveway allowing access to the property and providing plentiful parking. There are extensive grounds with wrap around lawned gardens to the perimeter of the property.

Detached Double Garage 17' 11" x 19' 11" (5.45m x 6.08m)

Having metal up and over door and side access door.

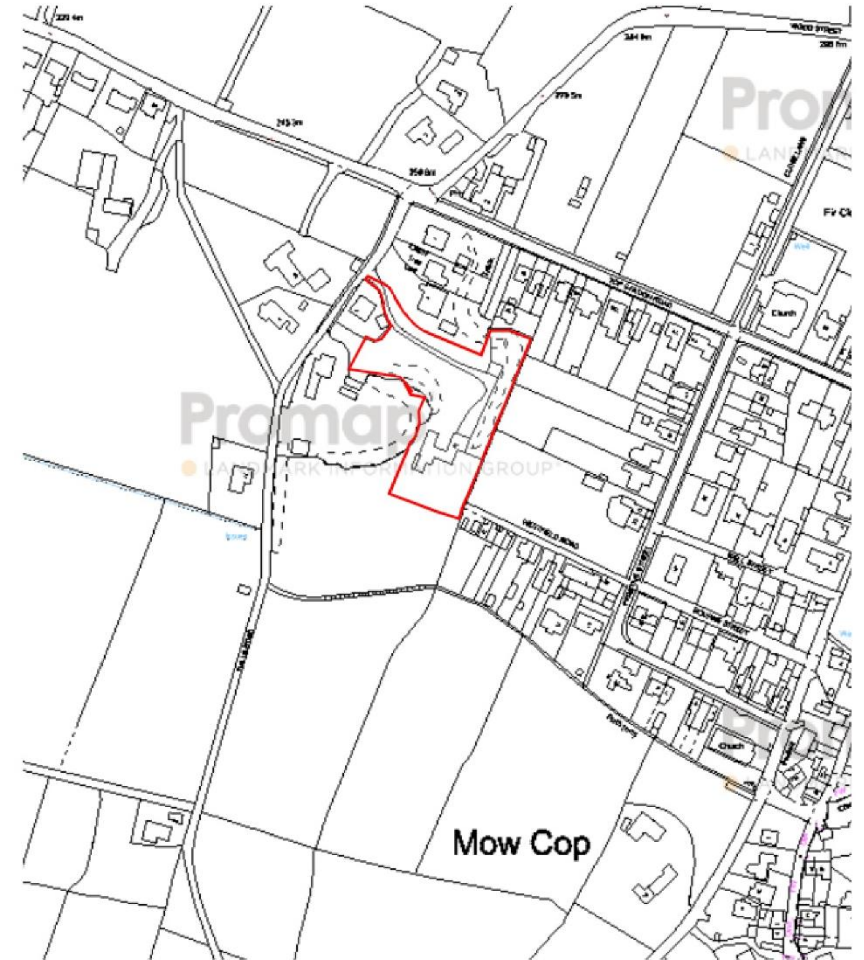
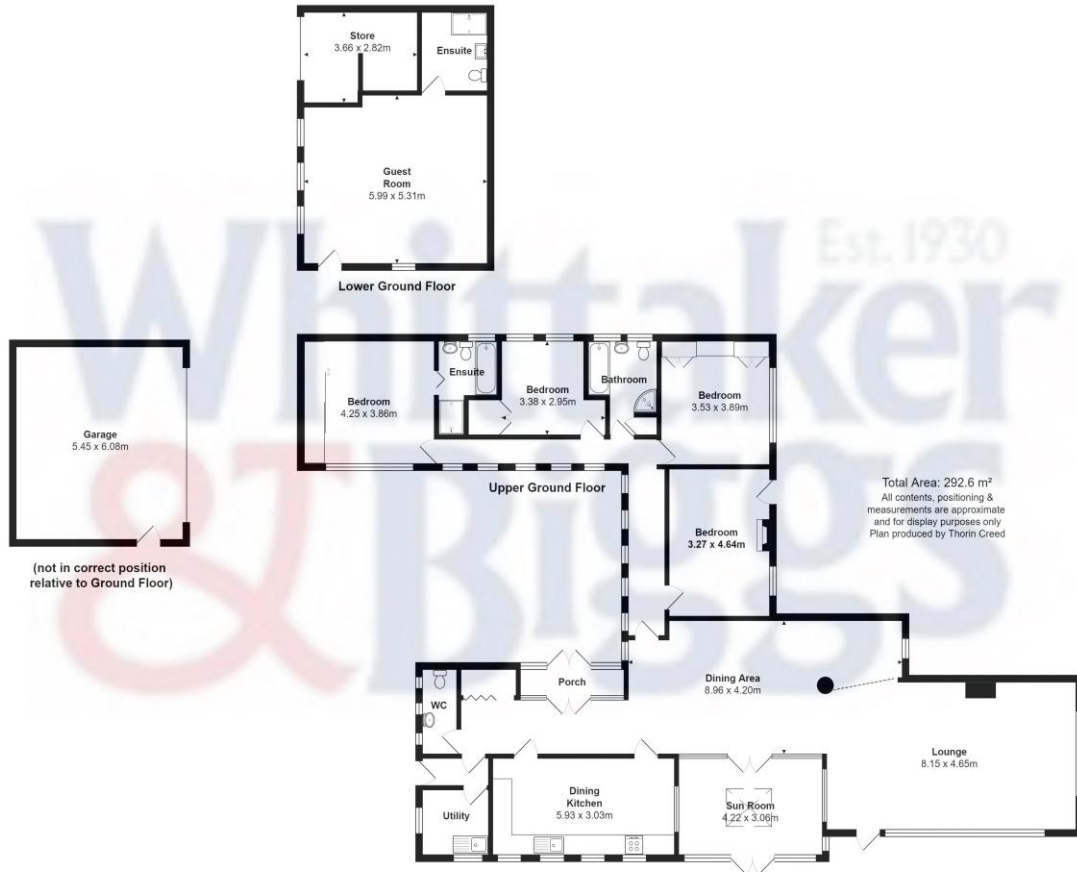
Integral garage 12' 0" x 9' 3" (3.66m x 2.82m)

Having metal up and over door.











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