



School Road, Stoke-On-Trent, ST9 9JP.  
Offers in Excess of £295,000

Whittaker Est. 1930  
& Biggs



# School Road, Stoke-On-Trent, ST9 9JP.

Whittaker & Biggs are delighted to present this immaculate three bedroom semi detached property, situated in the desirable village of Bagnall. The property has been meticulously maintained and tastefully decorated throughout, offering a modern and comfortable living space.

You are welcomed into the home via the porch opening to the hallway. The ground floor boasts two reception rooms, providing ample space for relaxation and entertainment. The modern kitchen and dining room is a great place for hosting family meals or dinner parties, and the ground floor cloakroom with WC adds to the convenience of this property.

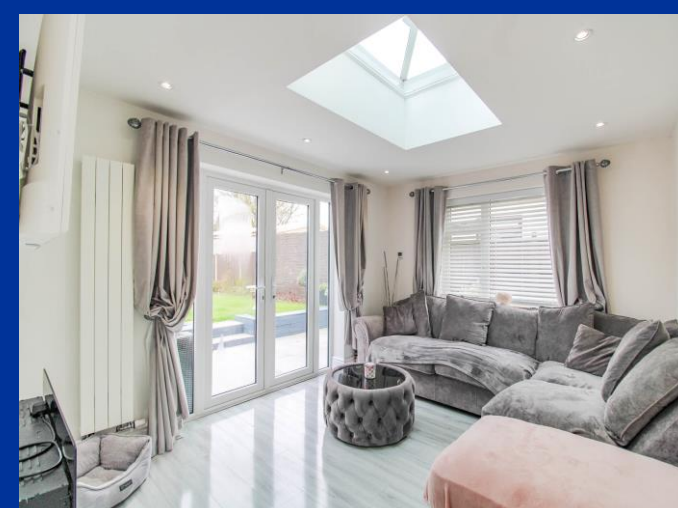
To the first floor, there are three well-proportioned bedrooms and family bathroom, being stylish and modern, providing a peaceful space for relaxation.

Externally, the property benefits from an extensive driveway and garage, providing off-street parking for multiple vehicles. The enclosed rear garden is a private and secure space for outdoor entertaining or simply relaxing.

Located in the popular village of Bagnall, this property is well positioned for access to local amenities and transport links. This property represents an excellent opportunity for those seeking a modern and comfortable family home in a desirable location. Viewing is highly recommended to appreciate all that this property has to offer.

## 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, 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 public houses which include, The Stafford Arms, The Rose and Crown, Ego and The Travellers Rest.



### Entrance Porch

UPVC double glazed door to the front elevation, UPVC double glazed window to the side elevation, radiator.

### Hallway

Staircase to the first floor, under stair storage cupboard, radiator.

### Living Room 10' 5" x 13' 10" (3.18m x 4.22m)

UPVC double glazed window to the front elevation, radiator, multi fuel stove.

### Kitchen / Dining Room 9' 10" x 16' 5" (3m x 5m)

UPVC double glazed window to the side elevation, radiator, units to the base and eye level, four ring gas hob, electric oven, integral microwave, composite sink with drainer, chrome mixer tap, plumbing for a washing machine, integral fridge / freezer.

### Orangery 12' 4" x 10' 2" (3.75m x 3.10m)

UPVC double glazed patio doors to the rear elevation, UPVC double glazed window to the side elevation, skylight, electric fireplace, wall length radiator, underfloor heating.

### Cloakroom

Low level WC, wash hand basin, wall mounted combi boiler.

### First Floor

#### Landing

UPVC double glazed window to the side elevation, loft access.

### Bedroom One 11' 9" x 10' 5" (3.58m x 3.18m)

UPVC double glazed window to the front elevation, radiator, cornicing.

### Bedroom Two 10' 1" x 10' 4" (3.08m x 3.15m)

UPVC double glazed window to the rear elevation, radiator, cornicing.

### Bedroom Three 8' 8" x 5' 8" (2.64m x 1.73m)

UPVC double glazed window to the front elevation, radiator, cornicing.

### Bathroom

UPVC double glazed window to the rear elevation, radiator, cornicing, L-shaped bath with shower over, low level WC, low level WC, pedestal wash hand basin.

### Garage 16' 2" x 9' 8" (4.93m x 2.95m)

Electric up and over door to the front elevation, UPVC double glazed door to the rear elevation, light and power connected.

### Externally

To the front, block paved driveway, area laid to lawn. To the rear, stone flagged patio, area laid to lawn, fenced boundaries, mature plants and shrubs.

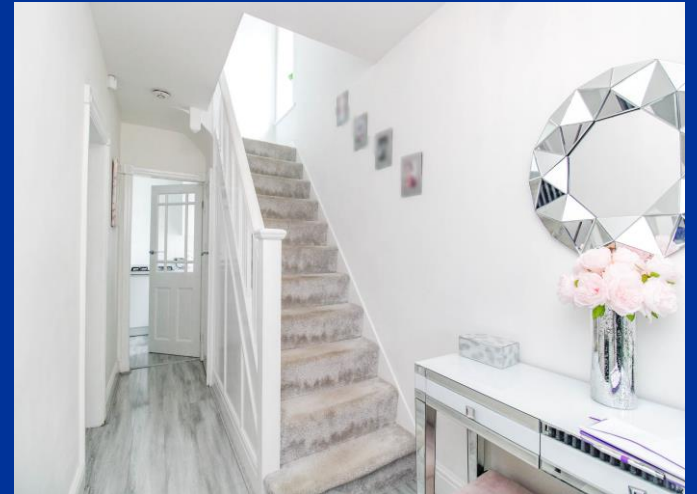




Note:  
Council Tax Band: C

EPC Rating: C

Tenure: believed to be Freehold





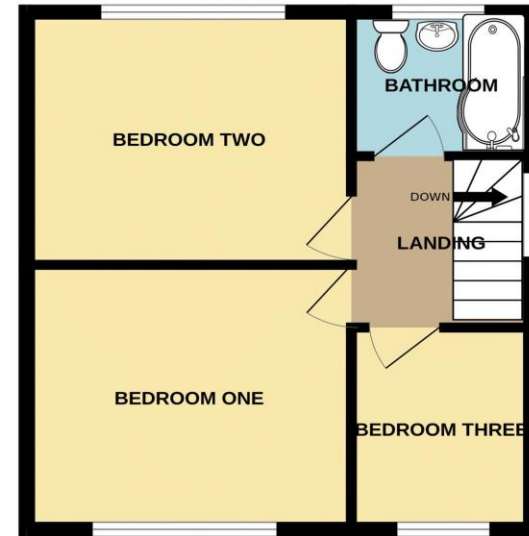




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## 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. Continue past Bagnall Village Hall and where the property is identifiable by a Whittaker & Biggs For Sale Board on the left hand side.

**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.

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