



**10 Station Road**  
ST7 8LJ  
**£179,950**



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STEPHENSON BROWNE

Situated on the desirable Station Road in Miles Green, Stoke-On-Trent, this charming semi-detached residence offers a wonderful opportunity for those seeking a new home.

The property boasts an entrance hallway, handy downstairs toilet, well sized dual aspect lounge/dining room with patio doors leading out to the rear garden. Fitted kitchen providing functional space with a range of wall and base units and breakfast bar area, whilst the conservatory offers a tranquil spot to enjoy the natural surroundings.

With three good size bedrooms and a three piece bathroom to the first floor, this home provides ample space for a growing family.

Externally the property benefits from a large driveway, detached garage and front and rear gardens. The rear aspect of the property also enjoys pleasant views overlooking open field space and mature trees adding to the privacy and serenity of its location.

Although the property requires some general modernisation, this presents an exciting chance for the new owners to put their stamp on this house and create a space that truly reflects their style and preferences.

Miles Green and surrounding villages are highly sought after due to the fact that they offer all of the attractions of semi-rural living whilst still benefitting from being close to shops and amenities, schools and transport links.

Don't miss out on the opportunity to make this lovely property an ideal family home or first time buy!

Contact us today to arrange a viewing and envision the potential this house holds for you and your loved ones!

**NO ONWARD CHAIN**

Council Borough: Newcastle Under Lyme

Council Tax Band: B

Tenure: Freehold



Ground Floor

Porch

Entrance Hallway

W.C

Lounge/Dining Room

30'8" x 11'11"

Kitchen

9'3" x 8'1"

Conservatory

8'1" x 6'0"

First Floor

Landing

Bedroom One

11'11" x 11'10"

Bedroom Two

11'10" x 9'10"

Bedroom Three

8'7" x 8'2"

Bathroom

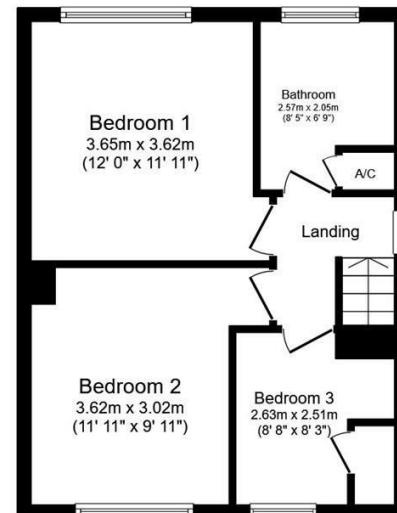
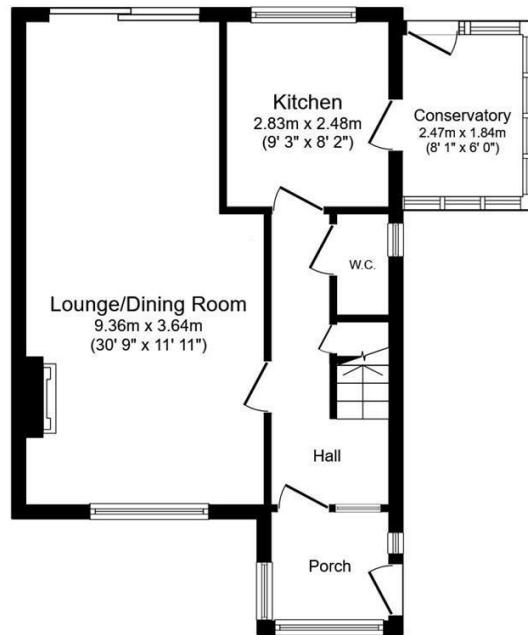
8'5" x 6'8"



- Charming Semi Detached House
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Conservatory
- Three Well Sized Bedrooms
- Downstairs W.C & First Floor Bathroom
- Large Driveway
- Garage
- Front & Rear Garden
- Pleasant Open View to the rear



## Floor Plan



## Area Map



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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