



23 Hellyar-Brook Road

ST7 2YL

Guide Price £365,000



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STEPHENSON BROWNE

Presenting this superb **FOUR DOUBLE BEDROOM DETACHED** family home on Hellyar-Brook Road, a most favourable residential road in Alsager, close to it's many eateries, amenities and schools. The property has been modernised and improved by the current owners, including having windows replaced in recent years and a new kitchen!

You are welcomed into the hallway which provides access to the generous lounge with bay window to the front and lovely feature fireplace with marble style surround and hearth. You will also find the separate dining room, enjoying sliding doors to the garden as well as a stunning kitchen space, offering a range of contemporary wall, base and drawer units with granite style working surfaces over and integral appliances such as: sink with drainer, full length fridge, dishwasher, washing machine and range style cooker! With entry via the kitchen and lounge, there is an inner hall leading to the WC, handy under stairs pantry and garage with also benefits from additional units matching the kitchen, and integral freezer.

To the first floor are three impressive double rooms, with the principle boasting it's own shower en-suite and wardrobes with mirrored sliding doors. Bedroom four is a fantastic final bedroom, still able to home a double bed and it is worth noting that all bedrooms possess inbuilt storage cupboards / wardrobes. Completing the first floor is the bathroom with three piece suite and over the bath shower.

Externally, the property hosts a tarmac driveway to suit two cars and the lovely rear garden enjoys a great balance of patio for seating, lawn and there's a wood built gazebo also perfect for an outdoor furniture or dining set.

To appreciate everything Hellyar-Brook Road has to offer, with it's spacious internal accommodation, high spec improvements and external plot, early viewings are advised! Call Stephenson Browne today to arrange yours!!



Hallway

With fitted carpet, ample sockets, ceiling light fitting, stairs to the first floor and door to...

Lounge

17'1" x 11'7"

A generous lounge offering a feature fireplace with marble style surround, fitted carpet, coving to the ceiling, ceiling light fitting, ample sockets, dado rail, two ceiling light fittings, radiator, UPVC double glazed bay window to front elevation, door accessing the inner hall and door to...

Dining Room

9'4" x 8'9"

Having UPVC double glazed sliding doors to the rear garden, wood effect flooring, radiator, dado rails, ceiling light fitting, coving to the ceiling, dado rail, ample sockets and door into...

Kitchen

A beautifully modern kitchen comprising of a range of wall, base and drawer units with granite style working surfaces over and integral appliances such as: 'Belling' range style cooker with extractor above, sink with drainer, dishwasher, washing machine and full length fridge. With slate effect flooring, spotlighting, ample sockets, under counter lighting, UPVC double glazed window to rear elevation, UPVC door with obscure double glazed insert opening to the garden and door giving entry to...

Inner Hall

With door to a handy under the stairs storage / pantry cupboard, ceiling light fitting, door back into the lounge, integral access to the garage, and door to...

WC

With a low level WC, pedestal hand basin, mirrored fitted storage wall cupboards, radiator, UPVC double glazed obscure glass window to side elevation and ceiling light fitting.

Landing

With fitted carpet, ceiling light fitting and doors to all first floor rooms, including...

Principle Bedroom

11'8" x 9'8" (to wardrobes)

A lovely and bright principle bedroom with fitted wardrobes having mirrored sliding doors, UPVC double glazed window to front elevation, ceiling light fitting, ample sockets, radiator, wood style flooring and door to...

En-suite

Enjoying a three piece suite consisting of low level push flush WC and hand basin incorporated within fitted storage unit, corner shower with granite style cladding surround, glass shower screen and sliding door. With UPVC double glazed obscure glass window to front elevation, chrome heated towel rail and spotlighting.



Bedroom Two

11'6" x 8'4"

Currently utilised a work space, ample room for a double bed, door to over the stairs storage cupboard and double doors to a fitted wardrobe. With fitted carpet, ceiling light fitting, radiator, UPVC double glazed window to front elevation and ample sockets.

Bedroom Three

11'7" x 8'3"

A generous third double bedroom with door to inbuilt storage, wood style flooring, radiator, ceiling light fitting, ample sockets and UPVC double glazed window to rear elevation.

Bedroom Four

10'11" x 8'5"

A great sized fourth bedroom with UPVC double glazed window to rear elevation, double doors to fitted wardrobe, radiator, ample sockets, ceiling light fitting and fitted carpet.

Bathroom

Comprising of a low level WC, pedestal hand basin and fitted bath with over the bath shower and glass shower screen. Having partly tiled walls creating splash backs, UPVC double glazed obscure glass window to rear elevation, radiator and ceiling light fitting.

External

There is a lovely frontage to the home with a tarmac drive to suit two cars, and a landscaped gravel sector surrounded by soil borders home to a range of decorative shrubs and plants. This area provides the potential to extend the driveway if desired.

The rear garden is brilliantly private, with paving ideal for seating, lawn with soil borders incorporating a number of decorative plants and a fence boundary. The current owners have built a wooden gazebo area perfect for a sofa or dining area and is perfect for providing a bit of shade during the summer months!

Garage

17'8" x 8'6"

With up and over garage door, additional units matching the kitchen, integral freezer, wall mounted boiler, lighting and power.

Council Tax Band

The council tax band for this property is D.

NB: Tenure

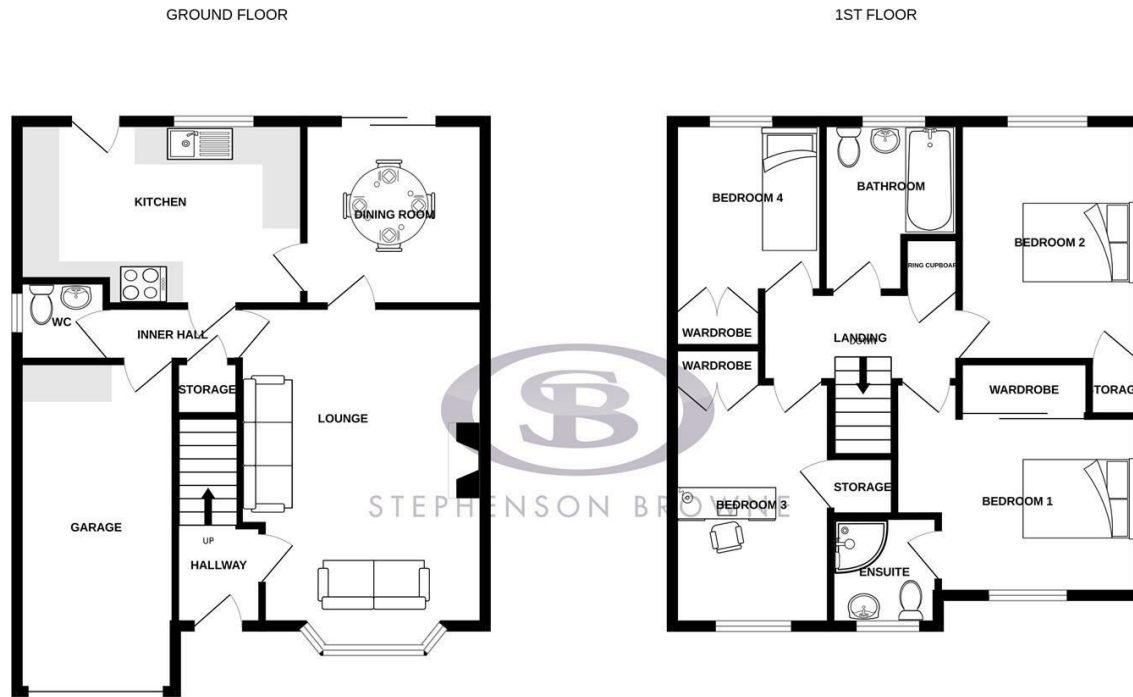
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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Floor Plan



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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Area Map



Energy Efficiency Rating	
	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	
Current	Potential
66	82
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
Current	Potential
England & Wales	EU Directive 2002/91/EC

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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