



**Ferndale Chester Road**

ST7 8JD

**Guide Price £325,000**



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STEPHENSON BROWNE

MODERN HOME WITH CHARACTERFUL FEATURES - Ferndale, Chester Road is a truly incredible TWO DOUBLE BEDROOM DETACHED COTTAGE located in a favourable position within Audley, close to the centre along with its many amenities. Having been lovingly renovated to an exceptionally high standard throughout, the owners have added and restored traditional features in keeping with the characterful home's history. Residing on a large plot, it is an avid gardener's dream! The property did also boast approved planning for a TWO BEDROOM DETACHED PROPERTY to be erected on the ground of the property.

The property has been taken back to brick, now offering a new combi boiler, insulated plasterboard walls, a full electric rewire and many more noteworthy features, such as walk-in box bay windows to both reception rooms, solid oak doors throughout, oak sockets, anthracite radiators and distressed style laminate flooring to both floors.

In brief, the layout comprises of: an entrance porch with stained glass, original double doors opening into the family room, spacious and bright courtesy of the skylight installed over the stairs, and open plan to the kitchen. The breakfast kitchen enjoys a range of bespoke pine units, with an integrated one and a half sink, dishwasher and having the space for a Range style cooker! On from here is the handy separate utility with the means to home a large fridge freezer, washing machine and dryer, also providing access into the WC. Generous in size, the lounge offers a fantastic log burner style gas fire, and beams to the ceiling.

To the first floor you will find a highly impressive principle bedroom with a large dressing area and its own beautiful en-suite shower room, a second double bedroom with dual aspect windows and access to the fully boarded loft, and the charming family bathroom boasting delightful tiling, an enclosed bath with stained glass insert and Victorian style high level toilet.



### **Summary Cont**

Ferndale sits on approximately 1/3 of an acre, with sweeping lawns, ample parking for multiple cars, double garage, private brick patio area. To the rear, a large base has been laid for a summerhouse or workshop.

It is worth noting that full planning permission was granted in 2019 for a two bedroom property which has now lapsed. The plot provides ample opportunity to extend the current building too, whether that be to the side, front or rear!

This wonderful home really is a stand out property and we highly recommend viewing in order to appreciate everything it has to offer. With its high spec finish, traditional characterful features, and potential, call Stephenson Browne today to arrange your viewing!!

### **Porch**

Having UPVC double glazed windows to both side and front elevations, laminate flooring, ample sockets, anthracite radiator, ceiling light fitting, original double doors with decorative stained glass inserts opening to the family room.

### **Lounge**

21'6" x 11'11"

A generous reception room which could easily act as a lounge diner if desired, or study like the current owners. With a feature log burner style gas fire having a brick surround and wooden beam mantle over, laminate flooring throughout, two wall light fittings, two ceiling light fittings, two UPVC double glazed box bay windows to front elevation, ample sockets, two radiators and ceiling beam.

### **Family Room**

14'11" x 11'6"

A great entertaining space, with UPVC double glazed box bay window to front elevation, radiator, ample sockets, laminate flooring, ceiling light fitting, stairs to the first floor with door to handy under the stairs storage cupboard/pantry and two wood beams to the ceiling, open plan to...

### **Breakfast Kitchen**

Comprising of a range of bespoke pine wall, base and drawer units with granite style working surfaces over, decorative patterned tiling creating splashbacks and having an integral one and a half sink with drainer, dishwasher and having the space for a Range style cooker. With a continuation of laminate flooring, ample sockets, ceiling light fitting, spotlighting, UPVC double glazed window to front elevation, vertical wall radiator, walk in understairs pantry and access to...

### **Utility Room**

Enjoying additional working surfaces with space / plumbing for a washing machine and separate dryer, as well as having the space for a large fridge freezer. With laminate flooring, UPVC double glazed window to side elevation, ceiling light fitting, ample sockets and door into...

### **WC**

With a low level WC, corner hand basin with tiled splash backs, radiator, UPVC double glazed window to front elevation, ceiling light fitting and laminate flooring.

### **Landing**

Appreciating a ceiling skylight, wooden balustrade, laminate flooring, two ceiling light fittings, ample sockets, ceiling beam and doors to all first floor rooms, including...

### **Principle Bedroom**

20'8" x 10'11"

Exceptionally spacious with it's own dressing area, having laminate flooring throughout, two UPVC double glazed windows to front elevation, two ceiling light fittings, ample sockets, two radiators and door giving entry to...



### **En-suite**

A beautiful shower room with low level WC, hand basin incorporated within fitted shelving unit and walk-in double shower with waterfall shower as well as detachable hand held shower head, glass screen and tiled surround. Having a continuation of the tiling to half of the remaining walls, tiled flooring, wall mounted light up mirror, heated towel rail, ceiling light fitting and UPVC double glazed window to front elevation.

### **Bedroom Two**

11'11" x 11'10"

With dual aspect UPVC double glazed windows to front and side elevations, laminate flooring ceiling light fitting, ample sockets, radiator and loft access via hatch, which is fully boarded and lined.

### **Bathroom**

Full of character, enjoying a Victorian style high level WC, hand basin incorporated within fitted shelving unit and an enclosed bath having central taps, hand held shower, stained glass insert and wood panelling to the sides. It boasts a tile surround which match the bath panel, and follows onto the flooring. Having a radiator, UPVC double glazed window to rear elevation and ceiling light fitting.

### **Externally**

Sitting on approximately 1/3 of an acre, the property boasts gardens to front, side and rear. To the front, there is a substantial tarmac driveway suitable for a number of cars as well as sweeping lawns with rockery borders home to a range of decorative plants. To the side, there is a private, brick paved patio ideal for seating or alternate outdoor furniture, a detached double garage and a huge greenhouse that is partly brick built. To the rear, the base has been laid to make an ideal summerhouse, garden room or workshop and you will find a former brick built pigsty which is ideal for storing garden tools.

There is ample room on the plot for additional outbuildings should you wish or, planning permission was granted in February 2019 to construct a 2 bedroom detached dormer property that has the potential to become a fabulous annex, which would be an impressive addition to an already unique home!

### **Council Tax Band**

The council tax band for this property is C.

### **NB: Tenure**

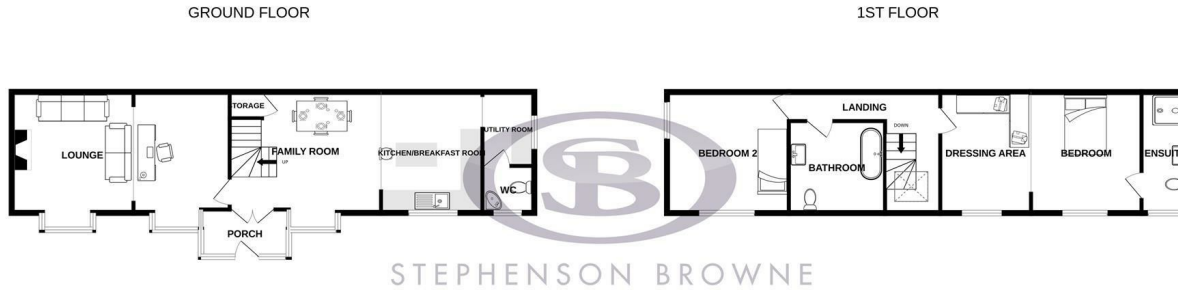
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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

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