



80 Heathend Road

ST7 2SH

Guide Price £575,000



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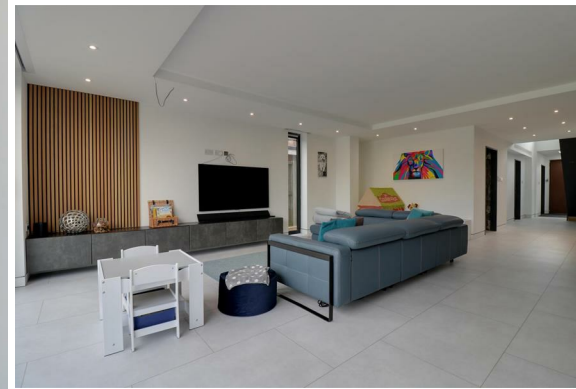
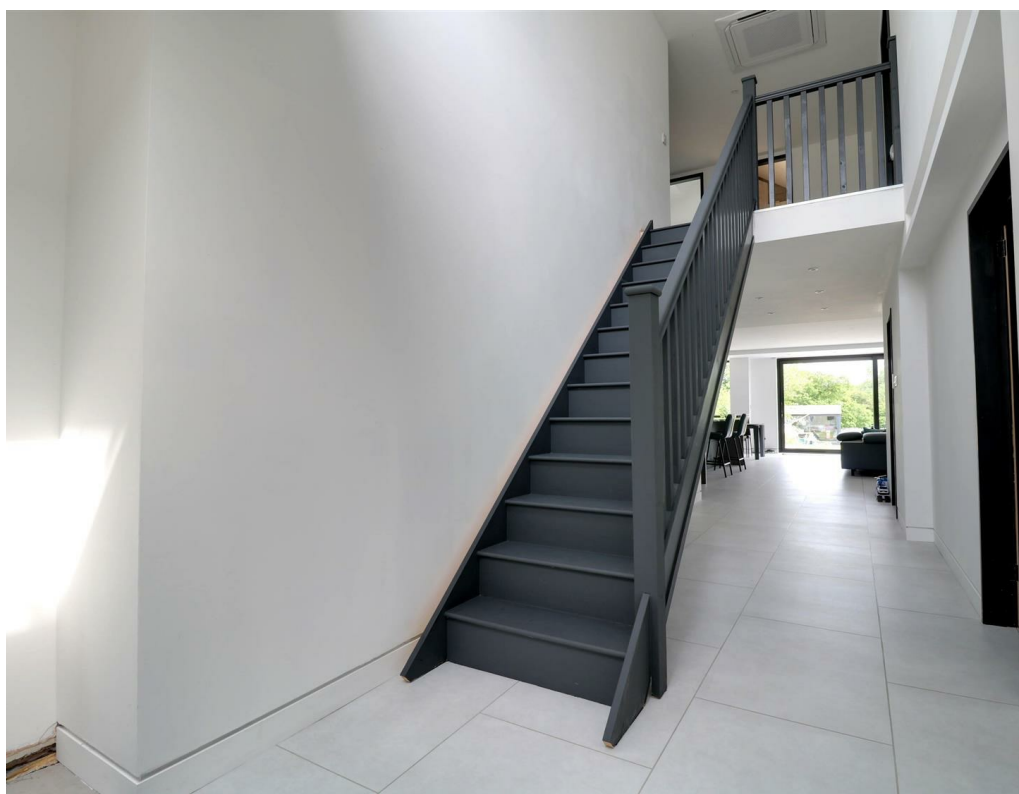


STEPHENSON BROWNE

OPEN ASPECT TO THE REAR & EXTENDED, CONTEMPORARY ACCOMMODATION - Stephenson Browne are delighted to present a fantastic opportunity to acquire this **FOUR BEDROOM DETACHED**, architecturally designed family home located on the ever popular, Heathend Road. Having extended accommodation to both floors, the property presents a unique opportunity to complete and tailor the renovations to your preference and specification, with the majority of works being completed already to an high standard, taking into account modern lifestyle and energy efficiency. The home is positioned within a highly desirable area of Alsager, close to the town and it's many amenities, as well as excellent schooling and countryside walks on your doorstep.

Internally, there is a grand entrance hall with feature window, opening into the stunning open-plan kitchen/dining/family room, the epitome of modern living! The home has a range of high quality features and fixtures, some of which include: floor to ceiling aluminium sliding doors to the garden, Amtico flooring and underfloor heating to the entire ground floor, stylish kitchen units with Quartz working surfaces, an island and all of the integral appliances you will need, such as: sink with 5-in-1 Quooker tap, tall fridge & freezer, Neff induction hob with extractor, high level double oven and a dishwasher. Also, to the ground floor there is a handy separate utility, study/office and WC that has plans to become a shower room, as well as an additional lounge/reception room, perfect for winter nights and to keep kids entertained!

The first floor has an impressively sized principal bedroom, with the potential to offer a generous dressing room and has plumbing for en-suite facilities. Both bedroom two and three are also exceptional doubles with bedroom two having mirrored robes along one wall. Finally, there is a well-proportioned fourth single bedroom and refitted family bathroom complete with a contemporary four piece suite



Externally is just as imposing, with a brilliant garden space to the rear with several seating areas, overlooking the fields adjacent and a view of Mow Cop Folly in the distance! You will also find the external bar/gym room with aluminium dual aspect sliding doors creating a great entertaining space. To the front, there is off road parking suitable for approximately 3 / 4 cars.

Additional benefits to note include air conditioning throughout the property, as well as in the external gym/bar, a 'Spitfire' fingerprint recognition self-locking front door and recessed, electric blinds to the open plan living area.

Properties on Heathend Road don't come for sale often, especially of this size and potential! To truly appreciate everything this home has to offer, viewings are highly recommended, call Stephenson Browne today to arrange yours!

*Please note the CGI images are for illustrative purposes only.

Hallway

With Amtico flooring, under-floor heating, integral floor mat, skylight, ample sockets, door into:

Office

10'1" x 7'11"

With Amtico flooring, ample sockets, aluminium double glazed window to front and a ceiling light.

WC

With a low level WC, corner sink, inset spotlighting and with plans to install shower.

Snug

15'3" x 11'3"

With an aluminium double glazed window to front elevation, Amtico flooring, spotlighting and ample sockets, which include USB ports.

Open Plan Kitchen / Diner / Family Room

27'6" x 22'8"

Comprising of a range of matt black wall, base and drawer units with working surfaces over, including kitchen island with space for bar stools below. Enjoying integral appliances including: sink with 5-in-1 Quooker hot tap, high level double oven and microwave, full length fridge & freezer, five point Neff induction hob and dishwasher, floor to ceiling larder/pantry cupboard, Amtico flooring and underfloor heating, recessed electric blinds to the windows, aluminium double glazed window to rear elevation and ample power points.

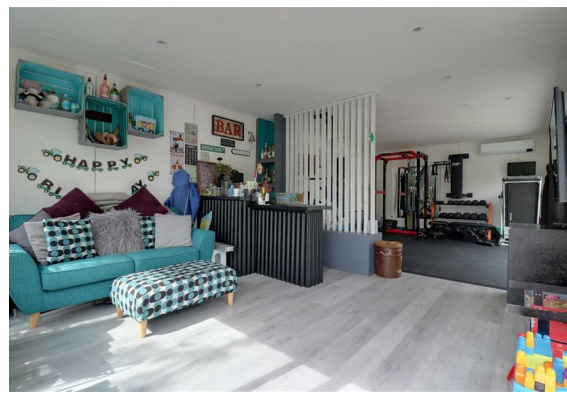
The lounge area has a continuation of Amtico flooring, floor to ceiling aluminium double glazed sliding doors to the rear, a double glazed window to side elevation, ample sockets, air conditioning unit with a recessed ceiling with spotlights and having connections in place to install strip lighting. Door to:

Utility

A larger than average utility room with an additional sink, space & plumbing for a washing machine and separate dryer, ample sockets, a wall mounted energy efficient GlowWorm boiler, aluminium door with double glazed obscure glass inserts opening to the side of the property.

Landing

Having a wooden balustrade, wood style flooring, inset spotlighting, space & power for a feature chandelier with window to the front ample sockets, loft access via hatch where useful further storage can be found, an air conditioning unit and doors to all first floor rooms, including:



Principle Bedroom

20'0" x 17'11"

A larger than your average principle bedroom that could become an impressive suite offering a dressing area and en-suite shower room. Having two aluminium double glazed windows to rear elevation, two ceiling Skylights and a double glazed door opening to the roof terrace.

Bedroom Two

14'0" x 9'9" (to wardrobes)

Enjoying extensive fitted wardrobes with mirrored sliding doors along one wall, UPVC double glazed window to front elevation, ceiling light fitting, radiator and ample sockets.

Bedroom Three

12'4" x 10'10"

A generous third double bedroom with Velux window, aluminium double glazed window to rear elevation, wood effect flooring, ample sockets, vertical wall radiator and spotlighting.

Bedroom Four

10'5" x 8'4"

Having spotlights, radiator, ample sockets, wood effect flooring and UPVC double glazed window to front elevation.

Bathroom

Comprising of a low level WC and hand basin incorporated within fitted storage unit, walk in waterfall style shower with marble effect surround and glass shower screen with black edging. Also having a free standing bath with wall mounted waterfall tap and marble backing matching the shower surround. Spotlighting, wood effect flooring and black heated towel rail.

Externally

The front elevation offers off road parking for several cars and has access to the rear via a side gate. The property is accessed via a 'Spitfire' fingerprint recognition, self locking front door.

To the rear, the garden provides a lawn with well stocked soil borders to each side home to a range of shrubs, and you will find a large porcelain seating area at the foot of the garden where the garden room/gym/bar is located. Overall, the garden is surrounded on all sides by a hedgerow boundary with a low-level picket fence at the back to showcase the field aspect to the rear.

Gym/Bar

27'10" x 13'11"

A fantastic addition, hosting a partition wall separating the two spaces. The room is fully insulated, clad with 'Western Red' cedar wood and has a 'grp' roof. With inset spotlighting throughout, wood effect flooring to the bar area and cushion flooring to the gym side, ample sockets, heating & air conditioning unit, dual aspect double glazed aluminium sliding doors to front and side elevation, and a second set of sliding doors to the side elevation. Having external wall lighting.

Council Tax Band

The council tax band for this property is E.

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		79	84
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	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			
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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