



13 Eaton Road

ST7 2BQ

Offers Over £300,000



4



1



2



C



STEPHENSON BROWNE

EXTENDED FAMILY HOME - Stephenson Browne are delighted to bring to market this spacious **FOUR BEDROOM DETACHED** family home located on Eaton Road, a highly popular, quiet residential area within Alsager conveniently close to the town, it's many amenities and schools. The particular plot enjoys a lovely private garden and the property itself has been extended over the utility to create that extra bedroom.

In brief, the property consists of an entrance porch, a larger than average hallway and a superb lounge space, offering open plan living to the dining area and access into the conservatory, a wonderful addition providing you with a sun room overlooking the garden.

The fully fitted kitchen hosts shaker style units with wood effect working surfaces over, having space for a cooker, with built in extractor above, and with the pantry being open to the room you also will find space for a fridge and separate freezer. On from here is a fantastic sized utility room with an extra sink, and having entry to the downstairs WC and garage.

To the first floor, the landing hosts access to the boarded loft via hatch and drop down ladders, as well as all first floor rooms including two impressive double bedrooms, both enjoying fitted wardrobes and storage, and two generous single rooms, one of which is currently utilised as an office space. Completing the internal aspect of this home is a family bathroom with three piece suite.

Externally to the front, you will find a paved driveway to suit approximately two cars and having a soil flower bed which could provide additional parking if you wanted to extend the drive! The private rear garden is landscaped, offering patio areas surrounded by decorative boarders full of bushes, shrubs and plants.

Eaton Road is not a property to be missed! To truly appreciate it's location, size and position, viewings come highly recommended. Call Stephenson Browne today!



Hallway

Having fitted carpet, radiator, ceiling light fitting, ample sockets, stairs to the first floor with under stairs storage cupboard and doors to ground floor rooms, including:

Lounge

13'5" x 11'3"

Enjoying a UPVC double glazed window to front elevation, gas feature fireplace with stone surround, fitted carpet, ample sockets, coving to the ceiling, ceiling light fitting, two wall lights, radiator and telephone point. Open plan into:

Dining Room

10'9" x 9'10"

With a continuation of fitted carpet, ample sockets, ceiling light fitting, coving to the ceiling, radiator, UPVC double glazed window to rear elevation and door opening to:

Conservatory

9'3" x 7'11"

Having UPVC double glazed windows to rear and both side elevations, tiled flooring, UPVC door opening to the garden.

Kitchen

Comprising of a range of wall, base and drawer units with wood style working surfaces over, tiled splash backs, under counter lighting and an integral sink with drainer. Having space for a cooker, with built in extractor above, and with the pantry being open to the room you also will find space for a fridge and separate freezer. Tiled flooring, ceiling strip light, ample sockets, radiator, UPVC double glazed window to rear elevation and door to:

Utility

A generous utility room offering additional units with wood style working surfaces over, matching to the kitchen. With an integrated sink with drainer, space/plumbing for a washing machine, wall mounted Worcester boiler, tiled flooring, radiator, ceiling strip light, UPVC double glazed window to rear elevation, UPVC door with opaque double glazed insert and bi-folding door to:

Lobby

With fitted shelving, lighting, an integral door into the garage and door to:

WC

With a low level WC, UPVC double glazed opaque glass window to side elevation, radiator, tiled flooring, ceiling light fitting.



Landing

A spacious landing offering loft access via hatch and drop down ladders. Also with fitted carpet, opaque circular window to side elevation, decorative archway, ceiling light fitting and doors to all first floor rooms, such as:

Principal Bedroom

13'5" x 10'7"

A fantastic principal bedroom enjoying extensive fitted wardrobes along one wall, fitted carpet, UPVC double glazed window to front elevation, ceiling light fitting, ample sockets and radiator.

Bedroom Two

11'3" x 10'7"

Another good size double with fitted wardrobes as well as a substantial inbuilt storage cupboard with internal shelving, ceiling light fitting, ample sockets, radiator, fitted carpet and UPVC double glazed window to rear elevation.

Bedroom Three

11'6" x 7'6"

With fitted carpet, radiator, ample sockets, ceiling light fitting and UPVC double glazed window to rear elevation.

Bedroom Four

7'3" x 6'9"

With door to over the stairs storage, fitted carpet, radiator, UPVC double glazed window to front elevation, ceiling light fitting and ample sockets.

Bathroom

Consisting of a low level push flush WC, pedestal hand basin and panelled bath with over the bath shower and glass shower screen. With a UPVC double glazed opaque window to rear elevation, spotlighting, ceiling extractor, mostly tiled walls creating splash backs, radiator and door to storage cupboard.

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.

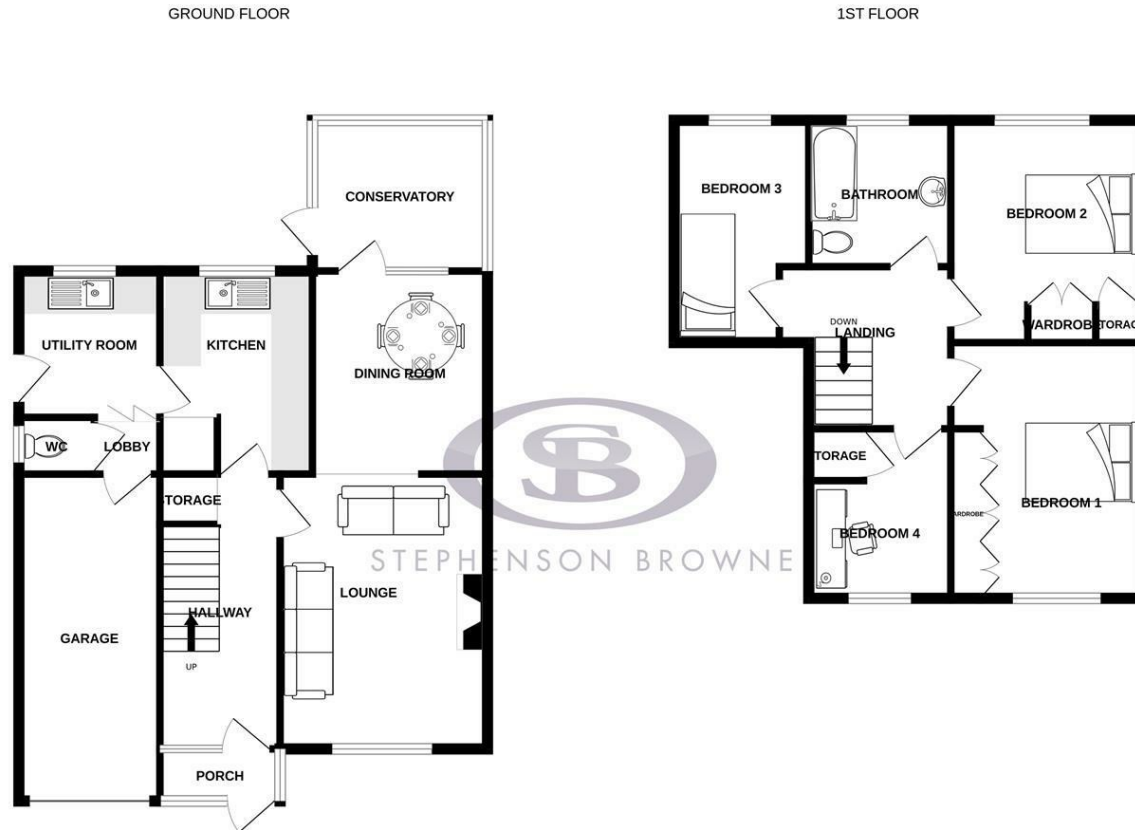
NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.



Floor Plan

Area Map



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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		71	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk