



**8 Heathwood Drive**

ST7 2HW

**Guide Price £270,000**



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STEPHENSON BROWNE

**NO ONWARD CHAIN & PRIVATE REAR GARDEN** - A rare chance to acquire this **DETACHED TWO DOUBLE BEDROOM TRUE BUNGALOW** located on the ever popular, quiet cul-de-sac of Heathwood Drive.

This wonderful property has been well looked after over the years, benefitting from a modern shower room and a lovely fitted kitchen, whilst still offering plenty of scope to style to your taste! Positioned within walking distance to Alsager Town, along with it's many amenities, it is in a prime position popular amongst a range of buyers.

Upon entry, you are welcomed into the hallway with access to handy storage, as well as internal rooms including: two impressive double bedrooms, modern shower room, WC and the generous lounge. Enjoying a feature electric fireplace and open plan aspect to the dining area, it is flooded with natural lighting courtesy of the UPVC French doors and windows overlooking the garden. On from the dining area is a fully fitted kitchen, comprising of a range of wall, base and drawer units with integral appliances such as a high level oven, fridge freezer, washing machine, two point electric hob with extractor over and having space for a dishwasher!

Externally, this attractive bungalow offers gardens to front and rear, with landscaped lawns to the front, tarmac driveway to suit approximately two/three cars in addition to the garage, another ideal parking space or perfect to be used as a workshop/storage. The main garden hosts a great balance of lawn and paving, having thick soil boundaries filled with trees, bushes and shrubs to provide an excellent degree of privacy.

To truly appreciate everything Heathwood Drive has to offer, with it's prime location, potential and plot, viewings come highly recommended. Call Stephenson Browne today!

#### Hallway

Having wood laminate flooring, ample sockets, door to handy storage cupboard, ceiling light fitting, loft access via hatch and doors to internal rooms, including:

#### Lounge

13'10" x 9'9" (4.238 x 2.979)

Enjoying a feature electric fireplace with wooden mantle, wood laminate flooring, ample sockets, ceiling light fitting, two wall mounted light fittings, TV point, radiator, UPVC double glazed French doors opening to the garden, UPVC double glazed window to rear elevation and the room is open to:

#### Dining Area

8'7" x 8'1" (2.621 x 2.482)

With a ceiling pendant light fitting, radiator, a continuation of wood laminate flooring from the lounge space, ample sockets, UPVC double glazed door opening to the garden and open doorway accessing:

#### Kitchen

10'5" x 7'10" (3.185 x 2.392)

Comprising of a range of wall, base and drawer units with wood style working surfaces over, under counter lighting and integral appliances including: high level oven, fridge freezer, washing machine, two point electric hob with extractor over as well as having space for a dishwasher. With dual aspect UPVC double glazed windows to front and side elevations, ample sockets, ceiling light fitting and inbuilt storage cupboard/pantry.





#### **Shower Room**

With a wall mounted shower, pedestal hand basin, tiled walls with wall recess for storage/shelving, complimentary two-toned tiled flooring, spotlighting, ceiling extractor and UPVC double glazed obscure glass window to front elevation.

#### **WC**

With a low level WC, tiled walls, wood laminate flooring, ceiling light fitting and UPVC double glazed obscure glass window to side elevation.

#### **Principal Bedroom**

13'11" x 9'0" (4.243 x 2.756)

A generous principal bedroom with UPVC double glazed window overlooking the garden, ample sockets, ceiling light fitting, wood laminate flooring and radiator.

#### **Bedroom Two**

10'7" x 8'11" (3.232 x 2.731)

Having a UPVC double glazed window to front elevation, wood laminate flooring, ceiling light fitting, ample sockets, radiator and door to handy storage cupboard/wardrobe.

#### **Garage**

19'4" x 8'0" (5.906 x 2.450)

With up and over garage door, lighting, door to side elevation accessed via the garden and window to rear elevation.

#### **Council Tax Band**

The council tax band for this property is D

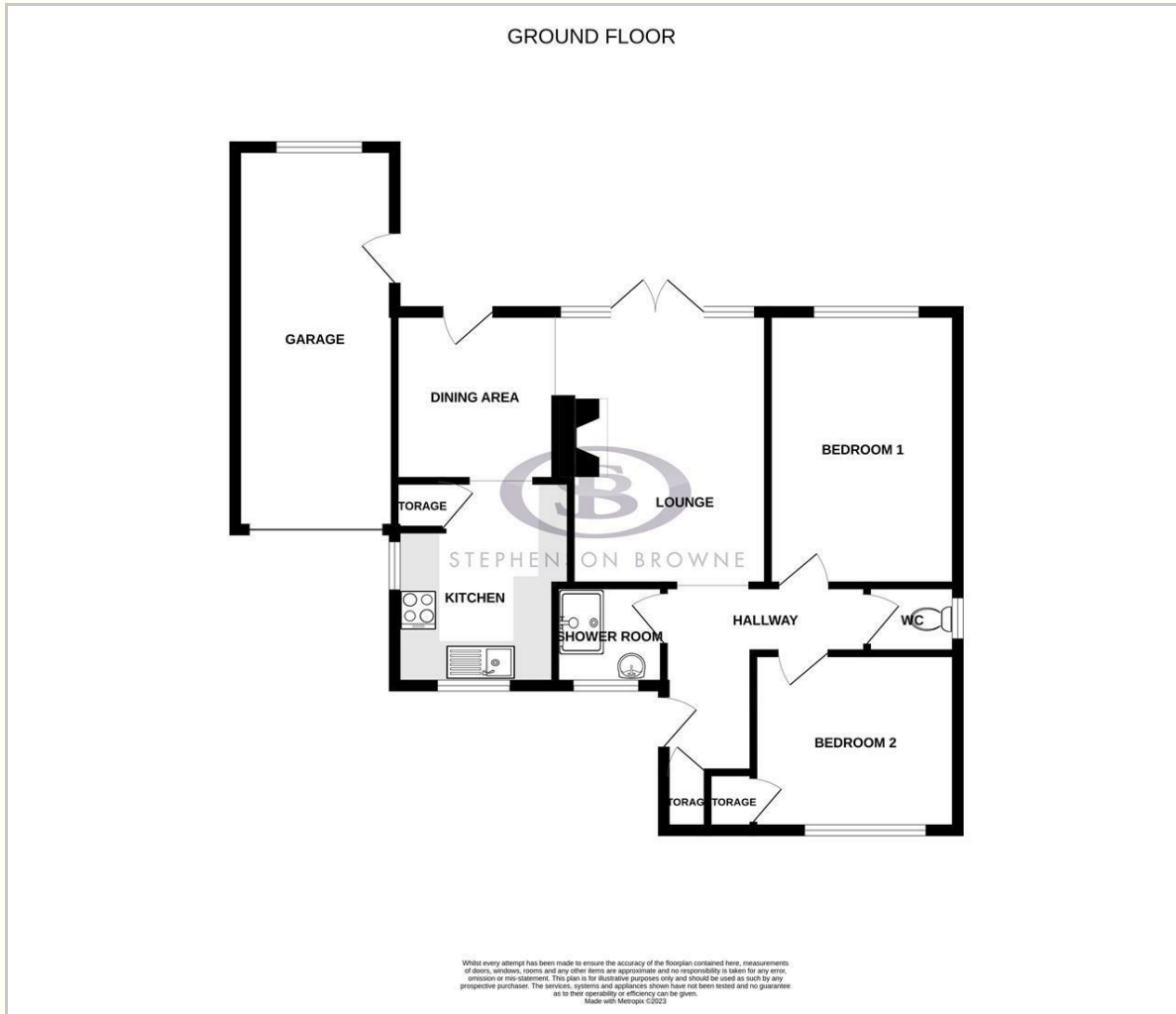
#### **NB: Tenure**

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.

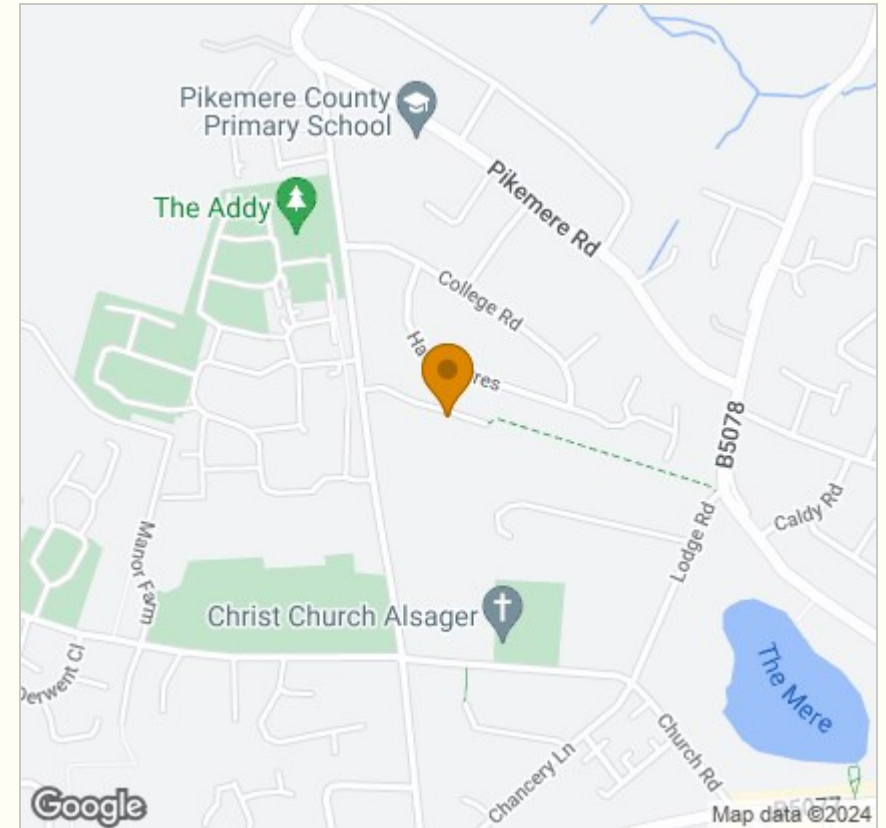
## Floor Plan



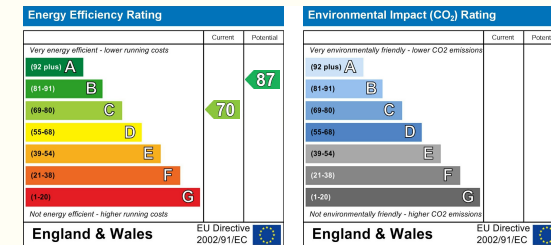
## Viewing

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

## Area Map



## Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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