



121 Sandbach Road North

ST7 2AP

Offers Over £395,000



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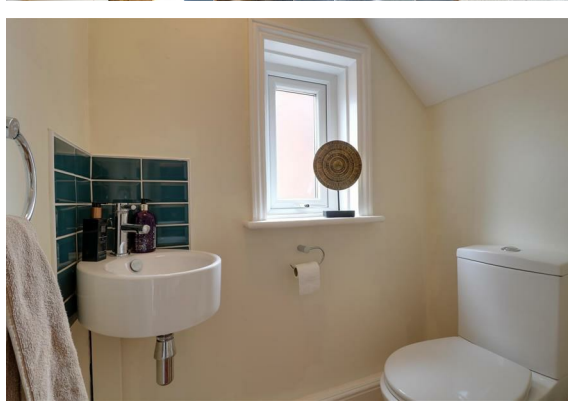
STEPHENSON BROWNE

TAKE A LOOK AT OUR INTERACTIVE TOUR ON THIS BEAUTIFUL, PERIOD HOME WITH EXTENDED, FAMILY ACCOMMODATION - A superb example of a period family home which has been lovingly extended, updated and improved in more recent years to an immaculate standard throughout. Retaining a large proportion of traditional features you would expect from a property of this age (picture rails, stained glass and original minton tiles to name a few!) in addition to a high quality specification throughout, whilst being conveniently positioned close to Alsager village itself and its highly regarded schooling.

Accompanying this lovely home are a wealth of features to note, some of which include: Oak balustrade and internal doors throughout, a modern boiler & central heating system, a downstairs cloakroom with WC, Herringbone 'Minton' tiled floor to the entrance hall, a dining room with period ornate fireplace and walk-in box bay window with stained window lights, a spacious lounge with exposed brick fireplace and wood-burning stove plus French doors leading to the rear garden, a superb refitted 'Shaker-style' breakfast-kitchen fitted with a wide range of integrated appliances, granite working surfaces and French doors opening out onto the rear garden. The first floor enjoys a light & pleasant landing with feature stained glass window and picture rails, built-in wardrobes to bedroom three and office furniture to bedroom four and a fabulous Victorian style family bathroom suite. The second floor is where the principal room can be located, with its walk-in storage cupboard/wardrobe and en-suite shower room complete with contemporary split-face tiling and large shower tray.

Externally, the property benefits from a driveway providing ample off road parking and an established rear garden, perfect for any up-sizing family!

To fully appreciate the property's specification, convenient position and true size, internal inspection is strongly advised.



Accommodation

Having a covered entrance porch with a wooden panelled entrance door with decorative, double glazed stained insert, opening into:

Entrance Hall

With stairs to first floor having an oak balustrade, double glazed stained window to side elevation, radiator, pendant light, Minton tiled flooring, a built-in under-stairs storage cupboard, a wall mounted 'Hive' smart thermostat, telephone point, picture rail, door into:

WC

With a double glazed privacy window to side elevation, extractor point, a low-level pushbutton WC, engineered oak flooring and a wall mounted hand wash basin with mixer tap.

Dining Room

14'8" (into bay) x 11'8"

Having a walk-in double glazed bay window to front elevation with leaded and stained window lights above, engineered oak flooring throughout, radiator, wall panelling, pendant light with ceiling rose, picture rail, a feature Victorian style ornate fireplace with granite hearth and tiled inserts, ample power points.

Lounge

16'3" x 12'5"

Spacious lounge with pendant light and ceiling rose, uPVC double glazed French doors leading out to the rear garden with window lights either side, a wall mounted TV point, an exposed brick feature fireplace with timber mantle and slate hearth housing a wood burning stove, radiator, picture rail, two wall sconces and ample power points.

Breakfast Kitchen

20'9" x 9'0" (overall)

With inset spotlighting, ceramic floor tiling throughout, uPVC double glazed French doors leading to the rear garden, dual aspect double glazed windows to either side elevations, radiator, a comprehensive range of shaker style wall, base and drawer units having granite working surfaces over incorporating an inset one-and-a-half bowl sink unit with granite drainer, mixer tap and cupboard below, space and plumbing for automatic washing machine, under cupboard lighting, an integrated AEG dishwasher, Electrolux double oven, space for American style fridge/freezer, two radiators, an integrated four ring induction hob with 'Metro' 'tile' splashback and extractor canopy over.

First Floor Landing

With doors to all principle rooms, stairs to second floor, double glazed leaded and stained window to side elevation, pendant light, door into:

Bedroom Two

13'9" x 11'8"

A generous second room that can easily accommodate a super-king bed with pendant light, double glazed window overlooking the rear garden, radiator, ample power points and a wall mounted TV point.

Bedroom Three

11'9" x 9'7"

Another generous double bedroom with pendant light and ceiling rose, double glazed window to front elevation, radiator, panelled walls, picture rail and a range of built-in bedroom furniture to include: two double wardrobes and overhead storage units.

Bedroom Four

8'6" x 9'10"

A versatile fourth bedroom, currently being used as a home office with double glazed window to rear, radiator, picture rail and a range of built-in office furniture to include: a desk, overhead storage cupboard and a wardrobe.



Family Bathroom

With 'Herringbone' style vinyl flooring, a heated towel rail, inset spotlights, extractor point, double glazed privacy window to front elevation and a white three-piece suite, comprising of: a low-level, pushbutton WC, vanity hand wash basin with chrome mixer tap and storage cupboard below, a panelled bath with mixer tap and a separate wall mounted rainfall shower over being tastefully tiled where visible.

Second Floor Landing

With inset spotlights, exposed ceiling joist, a double glazed skylight, door into:

Bedroom One

18'2" x 11'0"

(with restricted head height) A spacious principal suite with inset spotlights, double glazed window overlooking the rear garden, eaves storage, radiator, two double glazed skylights, exposed ceiling joist, ample power points and a useful walk-in storage cupboard.

En-suite Shower Room

With inset spotlights, double glazed uPVC window to rear elevation, extractor point, a contemporary heated towel rail, stylish vinyl flooring, a low-level pushbutton WC, pedestal hand wash basin with illuminating vanity mirror over and a walk-in shower with rainfall shower head, glazed splashback and split-face tiles.

Externally

The front of the property is approached via a gravel driveway in turn providing ample parking and turning area for several vehicles, there is a dwarf wall to the front with well-stocked plant section home to a number of mature trees and shrubs. Access to the rear can be made by a secure side gate.

The rear garden is fully enclosed and has a north easterly aspect with a security light, water point, a wood store, a garden shed, a shaped lawn section with raised, well stocked border home to a number of mature trees, shrubs and plants, a paved patio area providing ample space for garden furniture and at the foot of the garden there is a summerhouse with power and lighting.

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.

Council Tax Band

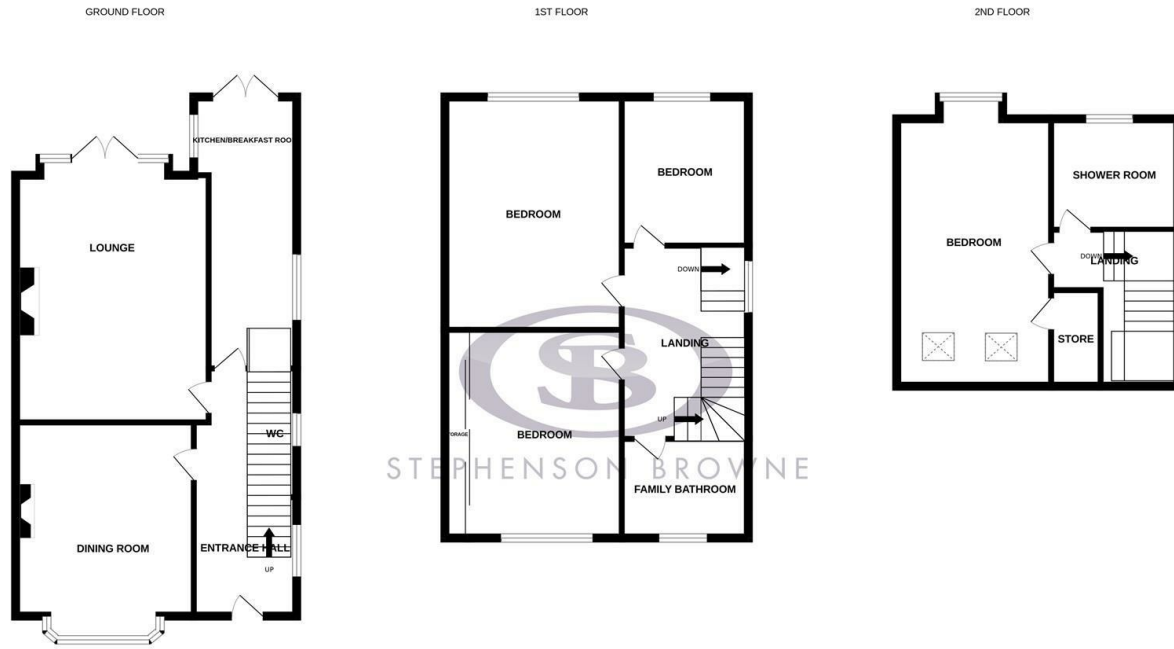
The council tax band for this property is D.

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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 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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