



85 Sandbach Road North

ST7 2AP

Guide Price £375,000



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STEPHENSON BROWNE



BEAUTIFUL 1930'S PERIOD HOME WITH GENEROUS, FAMILY ACCOMMODATION, FOR SALE WITH NO ONWARD CHAIN - A superb example of a period family home which has had a degree of updating in more recent years whilst retaining a large proportion of traditional features you would expect from a property of this age. The property is situated within close proximity to the centre of Alsager along with its shops, highly-regarded schooling and leisure facilities.

Accompanying this lovely home are a wealth of features to note, some of which include: Double glazing throughout (excluding a single stained feature window), gas central heating, Minton tiled flooring to the storm porch, 'Herringbone' wood-block flooring to the entrance hall, an Oak staircase and balustrade, 1930's internal doors throughout, a downstairs WC, a walk-in bay window to the dining room, French doors to the lounge and feature fireplaces to both reception rooms, a breakfast room with walk-in pantry/store, a refitted kitchen with a range of integrated appliances. The first floor is also well planned and has two equally generous double bedrooms, both of which enjoy built-in bedroom furniture along with a well-proportioned third room. The bathroom has also been redesigned over the years to include a spacious, white four piece suite with both shower & bath facilities. The property also features an alarm, as well as a sizeable loft space which could be converted subject to the relevant planning permission and building regulations.

Externally, the property benefits from a driveway to the side providing ample off road parking, a detached garage and an established garden to the rear.

To fully appreciate the properties true size, character, convenient position and many appealing attributes, early inspection is advised!

Accommodation

With uPVC double glazed French doors, opening into:

Storm Porch

With Minton tiled flooring and a composite panelled entrance door with decorative double glazed insert and sidelights, opening into:

Entrance Hall

With stairs to first floor, ceiling light, telephone point, radiator, a wall mounted thermostat, 'herringbone' parquet flooring, door into:

Cloakroom

With tiled flooring and complimentary wall tiles, double glazed privacy window to side elevation, pendant light, a low-level WC and a wall mounted hand wash basin.

Dining Room

15'5" (into bay) x 12'5" (4.721 (into bay) x 3.789)

With a double glazed bay window to front elevation, contemporary ceiling light, coving, a feature Adam style fireplace with marble hearth and surround housing and ornate electric fire, TV point, ample power points and a radiator.

Lounge

17'5" x 12'5" (5.330 x 3.788)

A spacious lounge with ceiling light and ceiling rose, coving, radiator, ample power points, TV point, a fireplace with marble hearth and surround housing a gas living flame effect fire with timber mantle, uPVC double glazed French doors leading out to the rear garden.

Breakfast Room

9'10" x 8'6" (3.019 x 2.597)

With a double glazed window to side, ceiling light, radiator, ample power points, an under-stairs storage cupboard/walk-in pantry with shelving and a double glazed window to side elevation. Door into:





Kitchen

11'9" x 8'7" (3.593 x 2.629)

Fitted with a 'shaker' style kitchen with wood effect working surfaces over incorporating an inset sink/drainage unit with mixer tap and cupboard below, dual aspect double glazed windows to side and rear elevations, inset spotlighting, radiator, partially tiled 'Metro' wall tiles and splashback, tiled flooring throughout, built-in microwave, an integrated four ring gas hob with extractor canopy over and integrated double oven, integrated fridge and freezer, space for dishwasher, space and plumbing for automatic washing machine, under cupboard lighting and a uPVC personal door to side elevation.

First Floor Landing

With doors to all principal rooms, ceiling light, a glazed leaded and stained window to side elevation, door into:

Bedroom One

16'5" (into bay) x 12'2" (5.019 (into bay) x 3.719)

A spacious principal room with ceiling light, a walk-in double glazed bay window to front elevation, ample power points, coving, radiator and a range of built-in bedroom furniture to include: a dressing table, double wardrobes, bedside cabinets and overhead storage units.

Bedroom Two

15'2" x 12'4" (4.626 x 3.779)

With double glazed window overlooking the garden, pendant light, coving, radiator, a range of built-in bedroom furniture to include: double wardrobes, bedside cabinets, display cupboards and overhead storage units.

Bedroom Three

9'4" x 8'6" (2.850 x 2.607)

A well appointed third room with access to loft space via loft hatch, a double glazed window to front elevation, radiator, ample power points and a picture rail.

Bathroom

With a pendant light, shaver point, partially tiled walls, radiator, a cupboard housing a wall mounted gas boiler serving central heating and domestic hot water systems, a double glazed privacy window to rear and a white four piece suite comprising of: a low-level WC with concealed cistern, a wall mounted hand wash basin with mixer tap and cupboard below, a panelled bath plus a walk-in shower cubicle with glazed doors housing a wall mounted mixer shower.

Detached Garage

19'9" x 9'0" (6.024 x 2.767)

With single up and over door, double glazed window to side, single glazed window to rear, a workbench, power and lighting.

Externally

The front of the property is approached via a pair of wrought-iron gates opening out onto an extensive block paved driveway providing off road parking for several vehicles, and an easy to maintain, enclosed front garden with gravel section and retaining wall.

The rear garden has a north-easterly aspect with water point, security light, a paved patio area providing ample space for garden furniture, a laid-to lawn with established borders home to a number of trees, shrubs and plants, at the foot of the garden there is a further raised seating area.

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.

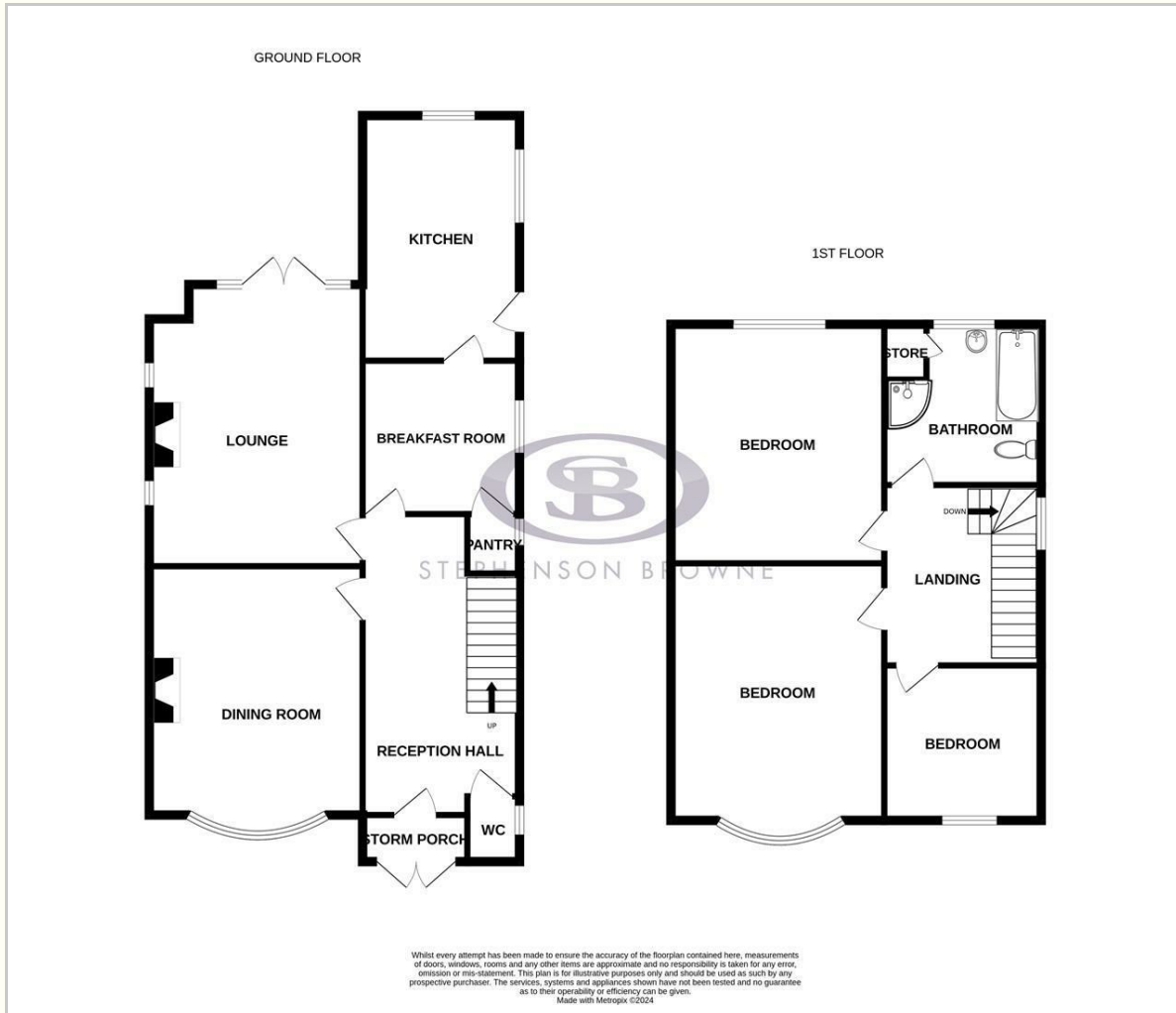
Council Tax Band

The council tax band for this property is D.

NB: Copyright



Floor Plan



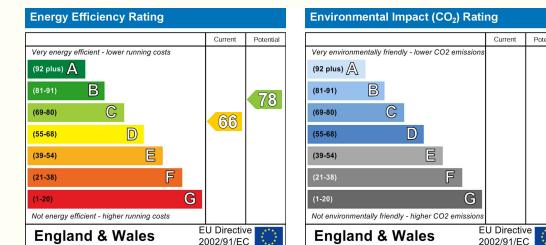
Viewing

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



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