



**7 Elsbly Road**

ST7 2RH

**Guide Price £284,950**



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STEPHENSON BROWNE

PRIVATE GARDEN - Stephenson Browne present this superb THREE BEDROOM, TRUE BUNGALOW situated on a quiet & poplar road close to Alsager Town centre, Excalibur Primary School, the local health centre & Alsager Station.

Accompanying the bungalow are a number of impressive features to note, some of which include: double glazing throughout, a recently installed boiler (installed in 2024), wood block flooring to the entire entrance hall along with its range of useful storage facilities, a spacious lounge the the rear of the bungalow overlooking the gardens with a regency style fireplace, a stylish refitted shaker-style breakfast kitchen incorporating a wide range of integrated appliances and dual aspect windows, built-in wardrobes to the principal bedroom, a versatile second double bedroom and a hand-wash basin installed to the third single room. There is a separate WC & shower room which have also been updated in more recent years.

Externally, the property benefits from a large driveway, a detached garage and established gardens to both front and rear, with the rear enjoying an excellent degree of privacy.

True bungalows of this size & presentation do not come up for sale often and we don't expect it to remain available for long!

Contact Stephenson Browne today to book that important viewing!

#### Accommodation

Having a composite panelled door with decorative leaded insert, opening into:

#### Entrance Porch

With wooden style flooring, ceiling light, a built-in storage cupboard, with lighting and shelving, door into:

#### Entrance Hall

With wood block flooring throughout, access to loft space via loft hatch, two pendant lights, radiator, thermostat, a cloaks/storage cupboard, a built-in airing cupboard housing the hot water cylinder and a wall mounted gas boiler serving central eating and domestic hot water systems, door into:

#### Kitchen

12'3" x 10'9" (3.752 x 3.295)

A recently refitted kitchen having dual aspect double glazed windows to front and side elevation, radiator, tile effect flooring throughout, a range of cream wall, base, display and drawer units with wooden style working surfaces over incorporating an inset one-and-a-half bowl sink/drain unit with mixer tap and cupboard below, space and plumbing for automatic washing machine, TV point, under-cupboard lighting, a four ring hob with ceramic splashback, extractor canopy over and integrated 'Stoves' oven below, spacer for freestanding fridge/freezer and ample power points.

#### Lounge

15'6" x 11'10" (4.736 x 3.622)

With a double glazed picture window overlooking the rear garden, contemporary ceiling light, two wall lights, tv point, radiator, coving, ample power points, a feature 'Regency' style fireplace with marble hearth and surround housing a gas living flame effect fire.





#### **Bedroom One**

15'0" x 11'10" (4.576 x 3.617)

A spacious principal room, which can easily accommodate a super-king bed with pendant light, double glazed window to front elevation, radiator, ample power points, coving and a range of built-in double wardrobes with overhead storage cupboards.

#### **Bedroom Two**

12'4" x 9'11" (3.776 x 3.033)

A generous second double bedroom with double glazed window overlooking the rear garden, pendant light, radiator, ample power points.

#### **Bedroom Three**

8'10" x 7'10" (2.708 x 2.411)

A well appointed third single bedroom with double glazed window to side elevation, pendant light, radiator, a pedestal hand wash basin with chrome taps and ample power points.

#### **WC**

With flooring and complimentary fully tiled walls, double glazed window to side elevation, pendant light, radiator, and a comfort-height WC.

#### **Shower Room**

With radiator, double glazed PVC window to side elevation, ceiling lights, a chrome heated towel rail, wooden style flooring with complimentary wall tiles throughout and a white two-piece suite, comprising of a vanity hand wash basin with chrome taps and cupboard below plus a walk-in shower cubicle with glazed opening doors, housing a wall mounted 'Triton' electric mixer shower.

#### **Detached Garage**

17'6" x 8'2" (5.351 x 2.502)

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

#### **Externally**

The front of the property is approached via a tarmac driveway, leading to the garage in turn, providing off-road parking for numerous vehicles. There is a pleasant front garden with dwarf wall, a shaped lawn and a variety of well stocked flower beds.

The rear garden enjoys a excellent degree of privacy and is fully enclosed with fenced boundaries to all three sides, with a paved patio area providing ample space for garden furniture, an outside garden store, laid-to lawn with well stocked borders housing a number of mature trees, shrubs and plants.

#### **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**

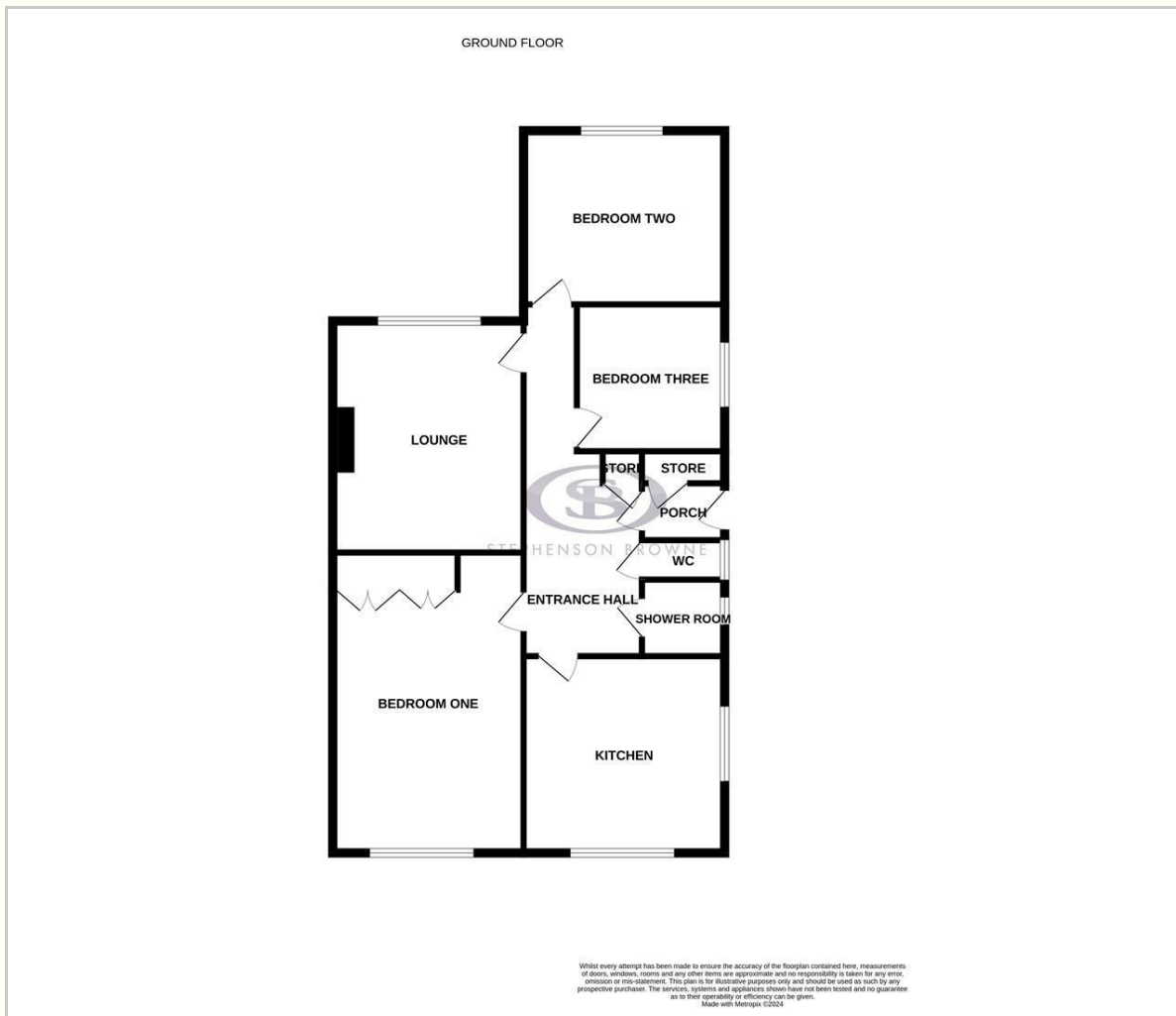
The council tax band for this property is C.

#### **NB: Copyright**

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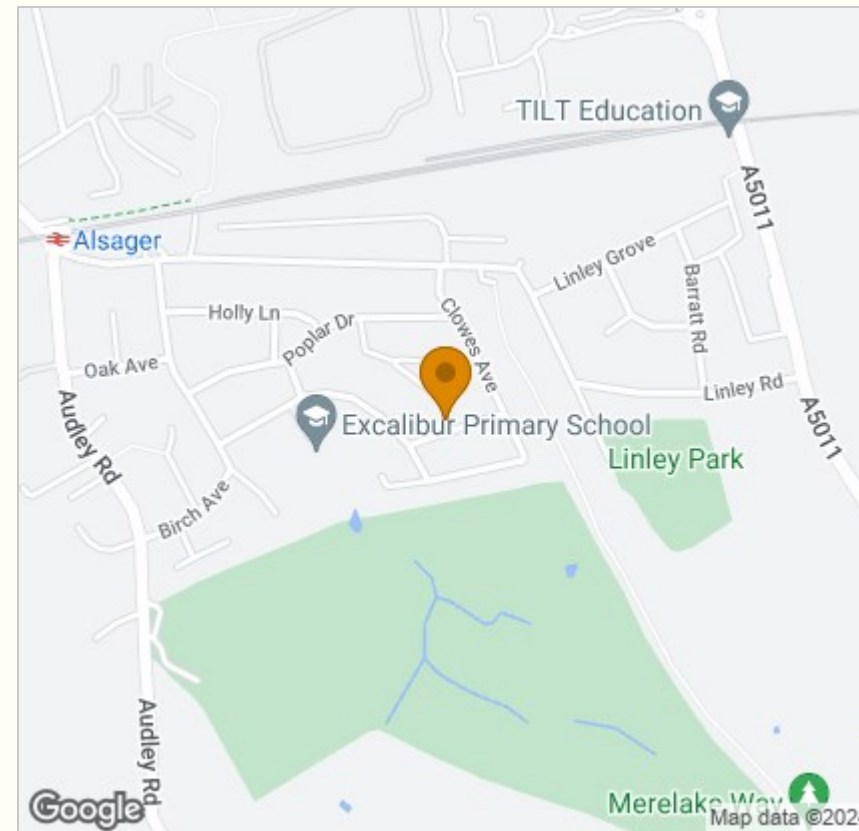
## Floor Plan



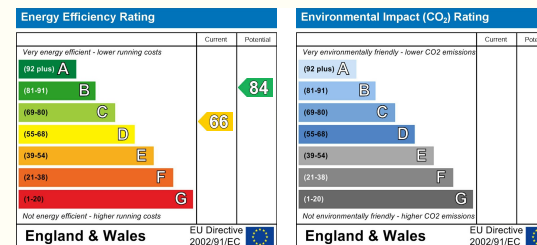
## Viewing

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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