



22 Reginald Lindop Drive

ST7 2GW

£270,000



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STEPHENSON BROWNE

NO ONWARD CHAIN & PRIVATE REAR GARDEN - Constructed by Stewart Milne Homes to their 'Caplewood' design is this well presented THREE BEDROOM, semi-detached family home. The property has a number of upgrades from the builder since new, such as premium kitchen units, upgraded tiling and a personal door to the garage. The property has been well kept since purchasing in 2021 by the current owners, offering well appointed accommodation of impressive proportions throughout, an ideal purchase for the growing/aspiring family!

Accompanying the property are a number of features to note, some of which include:- Energy efficient double glazing & gas central heating, a downstairs cloakroom with white suite, a modern kitchen/dining area with useful utility space, a range of stylish units and integrated appliances plus French doors opening to the rear garden from the dining area. Upstairs, there are three good sized bedrooms, two of which are doubles with the principal room having a walk-in dresser/wardrobe and an en-suite shower room. Bedroom two also enjoys a built-in wardrobe and both two and three overlook the rear garden.

Externally, the property has an enviable amount of off road parking, a detached garage with power and an established rear garden which has a fantastic degree of privacy.

To fully appreciate the property's position on the estate, true size, rear aspect and many attributes viewing comes highly recommended!

Accommodation

With canopied entrance porch with wall mounted security light and a composite panelled entrance door with double glazed frosted insert opening into:

Entrance Hall

With stairs to first floor, pendant light, wall mounted thermostat, wood effect vinyl flooring, radiator, door into:

Downstairs WC/Cloaks

With inset spotlights, extractor point, wood effect vinyl flooring continued from the entrance hall, radiator and a white two piece suite comprising of: A low level push button WC and a vanity hand wash basin with chrome mixer tap, mirrored splashback and cupboard below.

Lounge

16'7" x 11'0" (5.056 x 3.363)

With double glazed window to front, radiator, TV point, telephone point, ample power points, door into:

Open Plan Dining Kitchen

18'8" x 12'5" (overall) (5.693 x 3.786 (overall))

Kitchen Area

Having inset spotlights, double glazed window to rear elevation, wood effect vinyl flooring, a comprehensive range of shaker style wall, base and drawer units having wood effect roll top working surfaces over, incorporating a one and a half bowl stainless steel sink/drainer unit with chrome mixer tap, wood effect splashback and cupboard below, a matching breakfast bar. integrated dishwasher, integrated oven and four ring gas hob with stainless steel extractor canopy above and splashback, integrated fridge & freezer, under cupboard lighting, a cupboard housing a wall mounted gas boiler serving central heating and domestic hot water systems.

Dining Area

With uPVC double glazed French doors opening out onto the rear garden, pendant light, wood effect vinyl flooring continued from the kitchen area, radiator, TV point and bi-folding doors which open into:

Utility/Storage

A useful utility/storage area having extractor unit, wood effect working surfaces with space and plumbing below for an automatic washing machine and space for further appliances.

First Floor Landing

With doors to all rooms, pendant light, access to roof space, radiator, a built-in storage cupboard housing a hot water cylinder, door into:





Bedroom One

13'0" x 11'0" (3.965 x 3.360)

A spacious master bedroom which can easily accommodate a king size bed with pendant light, wall mounted thermostat, double glazed window to front, radiator, ample power points, TV point, telephone point, a walk-in wardrobe/store with lighting and radiator, door into:

En-suite

With double glazed frosted window to front elevation, shaver point, inset spotlights, extractor point, wood effect vinyl flooring radiator and a white, modern three piece suite comprising of: a low level push button WC with concealed cistern, a vanity hand wash basin with chrome mixer tap decorative tiled splashback, cupboard below and vanity mirror, a walk-in shower cubicle with glazed sliding door housing a wall mounted chrome mixer shower being tastefully tiled where visible.

Bedroom Two

11'1" x 8'4" (3.392 x 2.553)

A generous second bedroom having double glazed window to rear overlooking the private rear garden, ample power points, pendant light, TV point, radiator and a built-in wardrobe having mirrored sliding doors.

Bedroom Three

8'5" x 7'4" (2.584 x 2.241)

A well proportioned third bedroom with double glazed window to rear overlooking the rear garden, pendant light, radiator, TV point.

Family Bathroom

With double glazed frosted window to side elevation, extractor point, radiator, wood effect vinyl flooring, a white three piece suite comprising of: a low level WC with concealed cistern, a vanity hand wash basin with chrome mixer tap, decorative tiled splashback and cupboard below and a panelled bath with chrome mixer tap, tiled splashback, glazed shower screen and separate wall mounted mixer shower over.

Externally

The front of the property is approached via a tarmac driveway in turn providing tandem off road parking for several vehicles, a paved pathway leading up to the entrance door, a laid to lawn area with well stocked borders housing a variety of mature trees, shrubs and plants. Access to the rear can be made via a secure side gate.

The rear garden is a particular feature of the house as it enjoys an excellent degree of privacy and a south easterly aspect having a paved patio area providing ample space for garden furniture, a water point and an easy to maintain laid to lawn.

Detached Garage

16'7" x 8'11" (5.069 x 2.737)

Having a single up and over door, storage into the roof apex, personal door to side, lighting and power.

NB: Copyright

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NB: Tenure

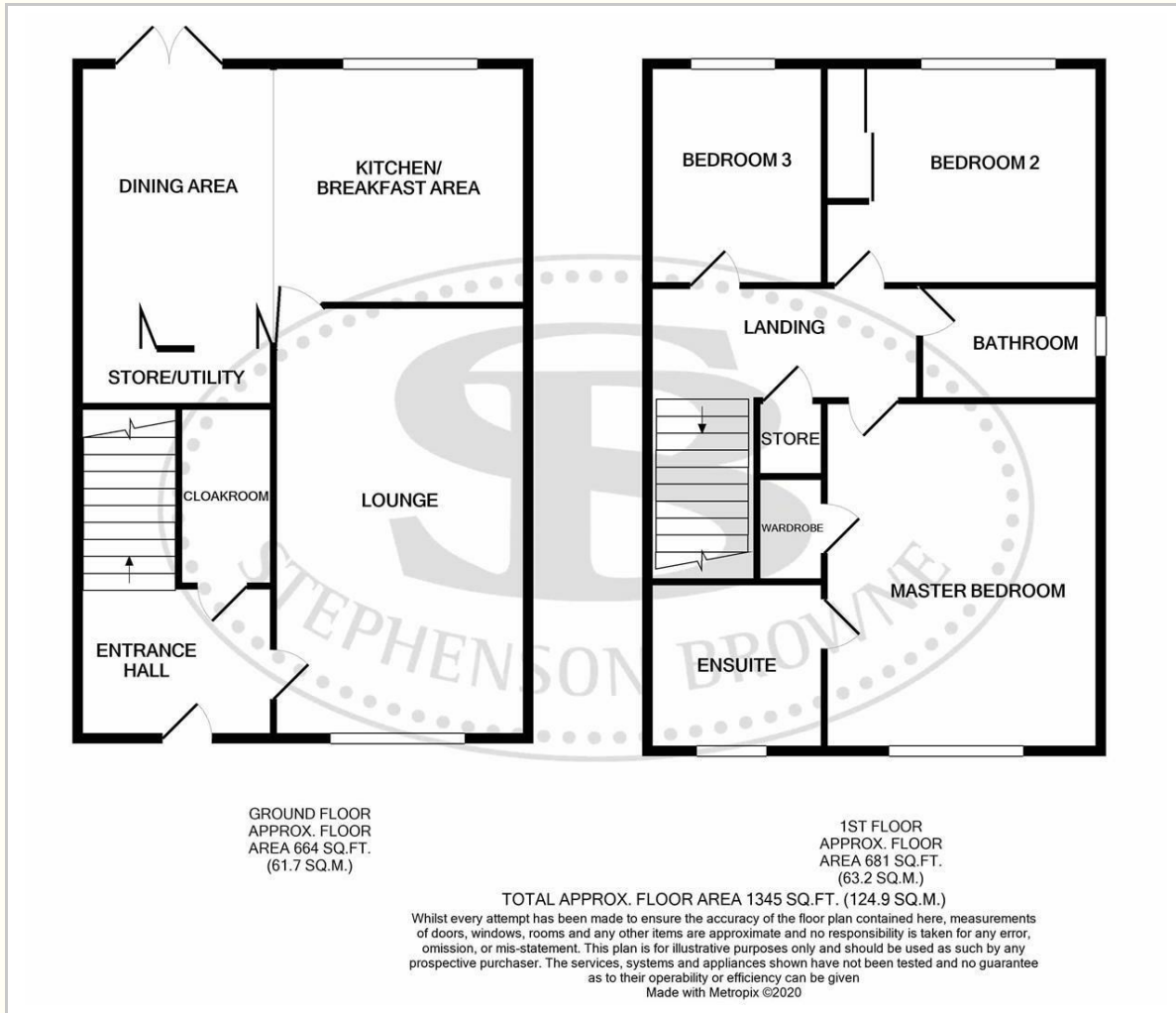
We have been advised that the property tenure is leasehold, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts. The seller is currently going through with the Freehold purchase

Council Tax Band

The council tax band for this property is C.



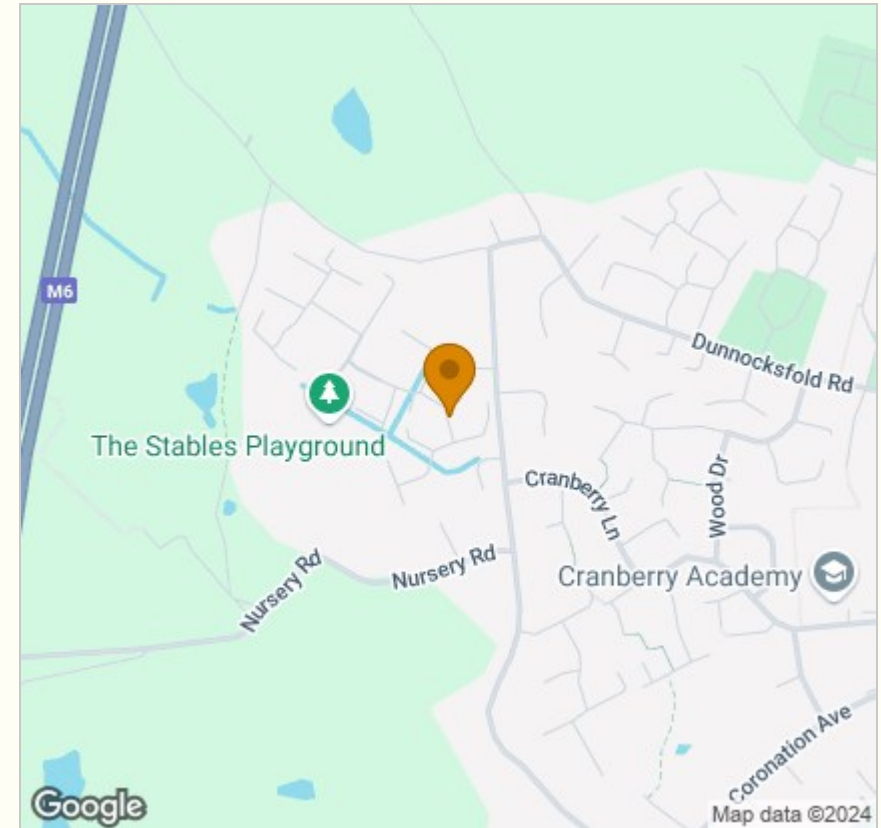
Floor Plan



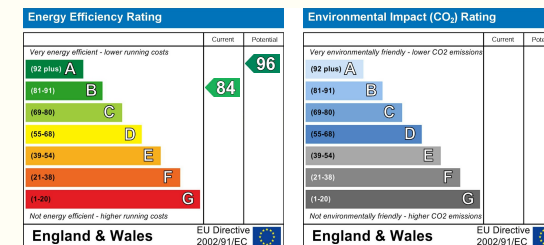
Viewing

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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