



**40 Crewe Road**

ST7 2ET

**Offers In The Region Of £480,000**



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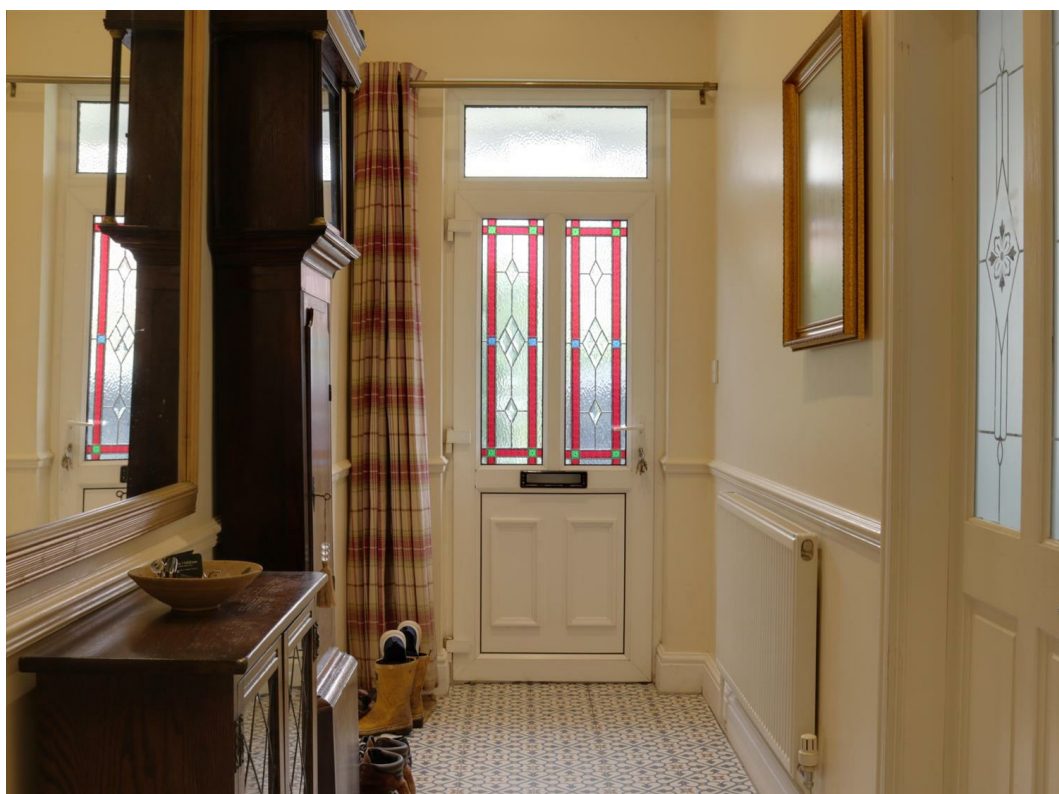
STEPHENSON BROWNE

A remarkable example of an extended, characterful semi-detached home located within the heart of Alsager. Enjoying five bedrooms and three reception rooms, this superb property boasts a versatile layout to suit the modern family, hosting a wealth of traditional features (some of which include tiling, coving and panelling) whilst still offering a modern kitchen, and bathrooms.

Upon entry, you are welcomed into a fantastic hallway space, with plenty of room for coats and shoe storage, beautiful tiled flooring and decorative feature archway, also having access to ground floor rooms such as: two generous receptions which offer the opportunity to have as open plan living, courtesy of the double sliding doors between the two rooms. Towards the rear elevation you will find a stunning kitchen diner, flooded with natural lighting and comprising of a range of high gloss units wrapping around to create a breakfast bar area. On from here is the sun room, WC and separate utility room.

To the first floor are three sizeable double bedrooms one of which hosts it's own en-suite shower room, a fourth single room, a contemporary bathroom home to a four piece suite and inbuilt storage, as well as a handy separate WC. The second floor entirely consists of the principal bedroom, having inbuilt storage/wardrobes and Velux windows. The property also has a cellar, which is accessed via the hallway.

Externally, the property benefits from a lovely frontage, having invaluable off road parking for approximately three cars (in addition to the garage!) and a range of greenery adding to the curb appeal! The private rear garden enjoys a good balance of paving, ideal for seating or alternate outdoor furniture, and a lawn with decking and soil borders offering a range of plants, shrubs and bushes.



The property has been well loved and cared for over the years by the owners meaning it is ready to move into whilst still giving scope to decorate to your taste. It is worth noting that the property had a new roof in 2013.

On Crewe Road you are just minutes away from the town centre and all of it's amenities. To truly appreciate this home's convenient location, size and internal condition, viewings come highly recommended!

#### **Hallway**

Offering character tiled flooring, coving to the ceiling, decorative ceiling arch, spotlighting, radiator, dado rail, ample sockets, stairs to the first floor with wooden balustrade with carpet runner and rods. Having a door taking you to the cellar, door opening to the garden and doors to ground floor rooms such as:

#### **Lounge**

15'1" x 13'2"

Enjoying a UPVC double glazed bay window to front elevation, UPVC double glazed window to side elevation, fitted carpet, radiator, ceiling light fitting with ceiling rose, coving to the ceiling, ample sockets, gas feature fireplace with wooden mantle and feature square panelled wall with sliding doors opening to:

#### **Dining Room / Sitting Room**

12'4" x 12'4"

With coving to the ceiling, ceiling light fitting, radiator, wood framed window to rear elevation, fitted carpet, inbuilt bookcase/storage to one chimney recess, ample sockets, door giving entry back into the hallway.

#### **Kitchen Diner**

22'3" x 11'3"

Comprising of a range of high gloss wall, base and drawer units with granite style working surfaces over, wrapping around to create breakfast bar with space for stools below, two-toned tiled splashback and integral appliances including: sink with drainer, Range style cooker with extractor over and dishwasher. Having tiled flooring throughout, UPVC double glazed window to side elevation. UPVC double glazed French doors to side elevation opening to the garden, vertical wall radiator, spotlighting, two ceiling pendants over breakfast bar area, coving to the ceiling, ample sockets (some of which include USB points), space for a family dining table and space for a large free-standing fridge freezer.

#### **Sun Room**

18'1" x 6'6"

With tiled flooring, UPVC double glazed window, UPVC French doors and stable style UPVC door all opening to the side elevation. Having a ceiling light fitting, ample sockets, radiator and access to:

#### **WC**

With a push flush WC, part tiled walls, double glazed obscure glass window to side elevation, ceiling light fitting and tiled flooring.

#### **Utility**

10'7" x 6'8"

Having additional units with working surfaces over, tiled splashbacks, an extra integral sink with drainer, integrated fridge freezer, double glazed window to side elevation, spotlighting, ample sockets and wood effect flooring.

#### **First Floor Landing**

With fitted carpet, dado rail, spotlighting and ceiling light fitting, decorative ceiling arch, radiator, coving to the ceiling, inbuilt storage cupboards over the stairs, ample sockets, stairs to the second floor and doors to first floor rooms including:



### **Bathroom**

11'4" x 7'6"

A luxury family bathroom with push flush WC with concealed cistern, hand basin and bath with hand held shower head and tiled surround matching the flooring and walls. Also having a tower shower panel with additional hand held shower head, floor drain for shower area, spotlighting, UPVC double glazed obscure glass window to rear elevation, chrome heated towel rail and inbuilt storage.

### **Bedroom Two**

15'6" x 11'1" (max measurements)

A generous second bedroom with fitted wardrobes, UPVC double glazed window to front elevation, fitted carpet, ample sockets, radiator, hand basin incorporated within inbuilt storage unit and door to:

### **En-suite**

6'4" x 4'7"

With a push flush WC and walk-in shower having glass screen, tower panel as well as hand held shower head. With wood style flooring, UPVC double glazed window to side elevation, ceiling light fitting and radiator.

### **Bedroom Three**

12'5" x 12'5"

Another good sized double room with dual aspect UPVC double glazed windows to side and rear elevations, fitted carpet, ceiling light fitting, ample sockets, shaving point and radiator.

### **Bedroom Four**

14'0" x 8'4" (max measurements)

Having fitted carpet, UPVC double glazed window to side elevation, ceiling light fitting, radiator and ample sockets.

### **Bedroom Five**

6'6" x 6'0"

An ideal nursery / office with a UPVC double glazed window to front elevation, radiator, fitted carpet and ceiling light fitting.

### **WC**

With a push flush WC, hand basin incorporated within storage unit, part tiled walls, tile effect flooring, UPVC double glazed obscure glass window to side elevation, ceiling light fitting and radiator.

### **Second Floor**

Door to:

### **Principal Bedroom**

17'11" x 14'3"

Enjoying three Velux windows, fitted carpet, four ceiling lights, ample sockets, radiator, eaves storage and two inbuilt storage cupboards that would be utilised as wardrobes.

### **Cellar**

11'10" x 11'1"

With lighting.

### **Garage**

22'5" x 12'7"

Having up and over garage door, entry via separate door to front elevation, lighting, power, French doors opening to the garden at the rear.

### **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**

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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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		61	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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

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