



5 Bollin Close

ST7 2UW

Guide Price £299,950



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STEPHENSON BROWNE

NO ONWARD CHAIN & SOUTH FACING REAR GARDEN - A traditional three bedroom detached family home located in a pleasant and quiet cul-de-sac, conveniently placed close to Alsager town along with its many amenities and well regarded schools. The property provides a spacious internal accommodation and requires a degree of cosmetic modernisation however, presents the ideal opportunity to place your mark on a detached home!

Accompanying the property are a wealth of features worthy of noting, some of which include: double glazing throughout, gas central heating, a downstairs WC, an impressive lounge benefitting from a bow window and tiled feature fireplace, a fitted kitchen and separate dining room which could be opened into a fantastic entertaining space and a conservatory with french doors leading to the rear garden.

Upstairs, there are two exceptional double bedrooms and a versatile third single room which can also be used as a home office. All three enjoy built-in bedroom furniture. The family shower room has also been updated and improved to a high specification in more recent times.

Externally, the front offers a sizeable block paved driveway with space for several vehicles and an attached garage. There is side access into the rear garden, which is generous in size with a sunny, southerly aspect.

To appreciate the property's true size, position and potential, viewings come highly recommended - call Stephenson Browne today to book yours!!

Accommodation

Having a uPVC panelled entrance door with decorative double glazed and stained insert, opening into:

Entrance Hall

With stairs to first floor, pendant light, coving, radiator, telephone point, a built-in under-stairs storage/cloaks cupboard, door into:

WC

With double glazed privacy window to side elevation, pendant light, radiator, partially tiled walls, a low-level WC and a vanity hand wash basin.

Lounge

13'7" x 13'3" (4.157 x 4.062)

A generous main reception room with double glazed window to front elevation, radiator, wall mounted thermostat, ample power points, TV point, a feature fireplace having decorative tiled hearth and surround housing an electric, ornate fire with 'Adam' style mantle.

Kitchen

11'0" x 9'10" (3.355 x 3.019)

With vinyl flooring, radiator, double glazed window overlooking the rear garden, ceiling light, a range of wall, base and drawer units with roll top working surfaces over incorporating a one-and-a-half bowl sink/drain unit with mixer tap and cupboards below, space for freestanding fridge/freezer, an integrated four ring Bosch hob with splashback and extractor canopy over, integrated double oven, uPVC double glazed panelled door to side elevation, a store/pantry cupboard, door into:

Dining Room

10'11" x 10'0" (3.329 x 3.068)

With ceiling light, coving, radiator, ample power points, uPVC sliding patio door, opening into:

Conservatory

11'0" x 9'11" (3.364 x 3.034)

With ceramic tiled flooring, ceiling light with fan, double glazed windows to all sides, power, TV point and uPVC French doors to side elevation.

First Floor Landing

With doors to all rooms, double glazed window to side elevation, pendant light, coving, door into:



**Bedroom One**

13'3" x 12'10" (4.063 x 3.930)

A well appointed principal room with a double glazed window overlooking the rear garden, pendant light, radiator, ample power points, TV point, a range of built-in bedroom furniture to include: double wardrobes, overhead storage units bedside cabinets and a dressing table.

Bedroom Two

13'5" x 10'10" (4.091 x 3.327)

Another spacious double room with pendant light, double glazed window to front elevation, radiator, a range of built-in wardrobes, a dressing table and bedside cabinets.

Bedroom Three

10'1" x 8'7" (3.076 x 2.641)

A versatile third bedroom, which is currently set up as both a home office and single bedroom with double glazed window to rear elevation, ceiling light, access to loft space via loft hatch, radiator, TV point, double wardrobe, a desk, overhead storage units and bedside cabinets.

Shower Room

A modern shower room suite which has been upgraded in more recent times having stylish laminate flooring with complementary wall tiles, double glazed privacy window to front elevation, a chrome heated towel rail, ceiling light, built-in storage cupboard with shelving and a white three-piece suite comprising of: low-level WC, vanity hand wash basin with mixer tap and cupboard below plus a walk-in shower being fully tiled where visible housing a wall mounted mixer shower.

Attached Garage

17'6" x 10'7" (5.345 x 3.235)

With single up-and-over door, personal uPVC door to side elevation, power, lighting, space and plumbing for automatic washing machine and a wall mounted gas boiler serving central heating and domestic hot water systems.

Externally

The front of the property is approached via a block paved driveway, leading to the garage in-turn providing ample off road parking for numerous vehicles, a lawn to the front with established hedgerows and mature trees.

The rear garden is fully enclosed and enjoys a south-facing rear aspect with block paved pathway continued from the front of the property, a block paved seating area, a laid-to lawn plus a number of tall hedges provide privacy and a vegetable plot which could be altered to create an additional seating area or further pleasant, plant borders.

Council Tax Band

The council tax band for this property is D.

NB: Tenure

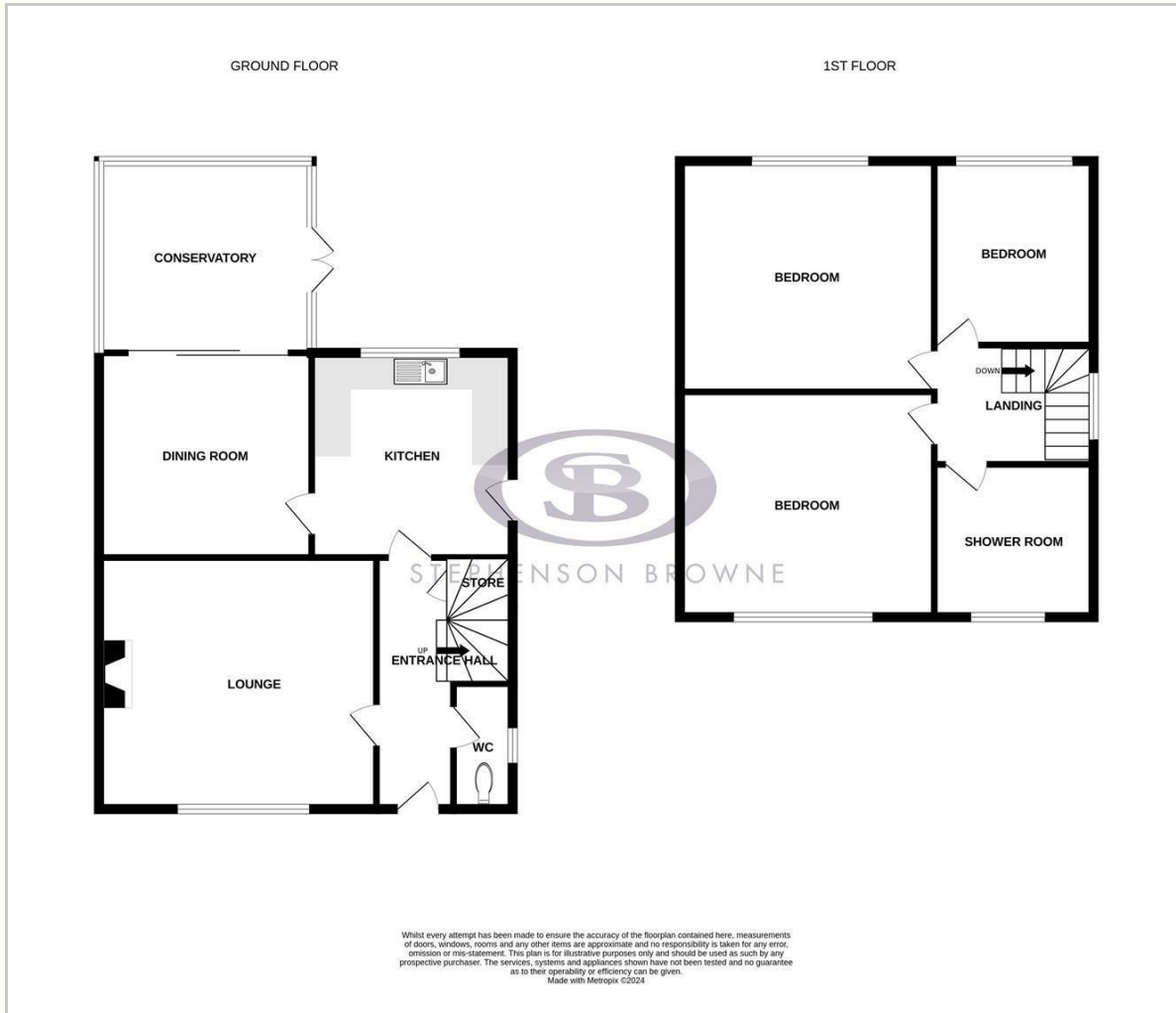
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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Floor Plan



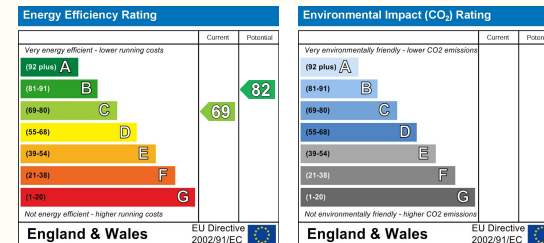
Viewing

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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