



**109 Sandbach Road North**

ST7 2AP

**Guide Price £280,000**



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STEPHENSON BROWNE



**HIGHLY SOUGHT AFTER LOCATION - THREE BEDROOM PERIOD HOME -** Occupying a prime position within Alsager, just a minute's walk away from town and the local amenities, this lovely 1930's period semi-detached home provides the perfect family accommodation, having been well maintained throughout and enjoying beautiful gardens to both front and rear.

Accompanying the home are a number of features worthy of noting, some of which include: double glazing throughout, gas central heating, parquet flooring, bay windows as well as those traditional features we all love such as coving, picture rails and ceiling roses! The property layout consists of the entrance hallway, handy WC, two spacious reception rooms, both boasting feature fireplaces and one hosting French doors out to the garden. The fully fitted kitchen comprises of a range of wall, base and drawer units offering ample working surface space and the fundamental integral appliances.

To the first floor you will find a bright and airy landing space with access to all first floor rooms including two impressive doubles, both with fitted wardrobes and the principal hosting a walk-in bay window. Bedroom three is a well proportioned single and the contemporary bathroom is home to a three piece suite with over the bath shower.

Externally, the property presents a lovely frontage, with soil borders enjoying a number of decorative plants and shrubs, surrounding a lawn. A driveway allows invaluable off road parking for approximately two cars. An exemplary addition to this home is the sizeable garage, giving you the potential to convert to a summer room, workshop or just providing a great amount of storage.

The rear is fantastically private, with Indian stone paving ideal for seating, and lawn with established borders filled with trees, shrubs and flowers.

To truly appreciate everything this wonderful property has to offer, viewings come highly recommended. Call Stephenson Browne today to arrange yours!!

#### **Hallway**

Boasting parquet tiled flooring, ceiling light fitting, ample sockets, radiator, stairs to the first floor and doors to all ground floor rooms, such as:

#### **Dining Room**

11'11" x 10'11" (3.637 x 3.337)

With a walk-in UPVC double glazed bay window to front elevation, coving to the ceiling, ceiling light fitting, fitted carpet, gas feature fireplace with granite style surround, radiator and ample sockets.

#### **Lounge**

12'11" x 11'5" (3.949 x 3.503)

With a gas feature fireplace having granite style surround, three ceiling light fittings, coving to the ceiling, radiator, ample sockets, fitted carpet and UPVC double glazed French doors opening to the garden.

#### **Kitchen**

19'8" x 6'11" (6.011 x 2.126)

Comprising of a range of wall, base and drawer units with granite effect working surfaces over, tiled splash backs and integrated appliances including: sink with drainer, oven, four point electric hob with built in extractor over and dishwasher. Having tiled flooring, radiator, two ceiling light fittings, ample sockets, wall mounted boiler, UPVC double glazed windows to both side and rear elevations, also with door to side elevation opening to the garden.

#### **WC**

Accessed via the hallway with push flush WC, wall mounted hand basin, double glazed obscure glass window to side elevation and light fitting.

#### **Landing**

With wooden balustrade to stairs, fitted carpet, coving to the ceiling, picture rail, ceiling light fitting with ceiling rose, UPVC double glazed obscure glass window to side elevation and doors to all first floor rooms including:





#### **Principal Bedroom**

10'11" x 10'8" (3.337 x 3.255)

A generous principal bedroom with UPVC double glazed walk-in bay window to front elevation, inbuilt wardrobes to each chimney breast recess, ample sockets, spotlighting, coving to the ceiling, radiator and fitted carpet.

#### **Bedroom Two**

12'11" x 8'8" (3.946 x 2.658)

Another good sized double bedroom with UPVC double glazed window overlooking the rear garden, also having inbuilt wardrobes to each chimney breast recess, fitted carpet, ample sockets, ceiling light fitting, coving to the ceiling, radiator and wall vent.

#### **Bedroom Three**

8'11" x 6'1" (to wardrobes) (2.731 x 1.865 (to wardrobes))

Enjoying fitted wardrobes, fitted carpet, coving to the ceiling, ceiling light fitting, ample sockets, fitted carpet and radiator.

#### **Bathroom**

With a push flush WC, hand basin incorporated within fitted storage unit and panelled bath with over the bath shower and glass screen. Having tiled walls, tile effect flooring, ceiling light fitting, UPVC double glazed obscure glass window to front elevation, chrome heated towel rail and underfloor heating.

#### **Externally**

The property is home to a lovely frontage with lawn, established tree and planting and low level brick wall. Also having a tarmac driveway leading down the side of the property, to the detached garage and giving access to...



A fantastically private rear offering Indian stone paving ideal for seating, surrounded by soil beds home to a range of plants and flowers. There is also a lawn with thick borders enjoying a number of established trees, bushes and shrubs. You will find side access into the garage.

#### **Garage**

32'6" x 9'2" (9.912 x 2.816)

Having an up and over garage door, two windows to side elevation, door to side elevation accessed from the garden, lighting and power.

#### **Council Tax Band**

The council tax band for this property is C.

#### **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**

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.



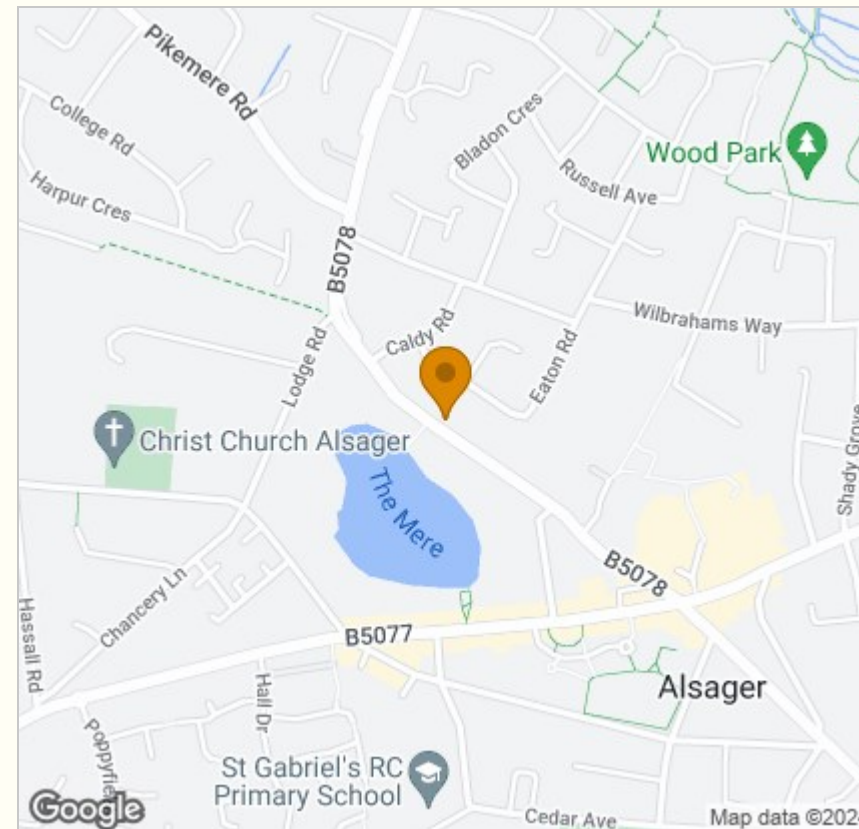
## Floor Plan



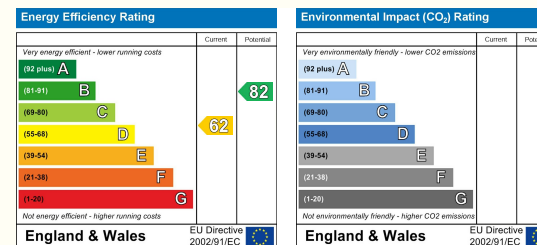
## Viewing

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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