



**40 Chester Road**

ST7 8JD

**Guide Price £144,950**



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STEPHENSON BROWNE

A traditional, mature TWO DOUBLE BEDROOM terrace home enjoying a popular position within the confines of Audley. Boasting lovely, characterful features throughout such as panelling, feature fireplaces and coving, this property suits a range of buyers, whether it's your first step onto the property ladder or an investment!

Accompanying the property are a number of notable features, such as double glazing throughout, gas central heating and boiler fitted within recent years, and a generous well-planned layout consisting of: two sizeable reception rooms, both enjoying feature fireplaces, a contemporary styled kitchen comprising of a range of units and integral appliances including sink with drainer, oven, four point gas hob with extractor over, microwave, dishwasher as well as having space/plumbing for a washing machine and fridge freezer. An internal hall offers additional storage, access to the boiler and entry to the bathroom, having a three piece suite and over the bath shower. To the first floor you will find two impressive double bedrooms, with one having a handy over the stairs storage cupboard/wardrobe.

Externally, the property hosts an elevated courtyard to the front where the current owner has utilised the space for storage. The rear benefits from having a southernly aspect, and is a fully enclosed garden presented paving, perfect for seating or alternate outdoor furniture, and a good sized lawn home to a range of decorative shrubs, plants and trees.

To truly appreciate the position, size and internal condition of this wonderful property, viewings come highly recommended! Call Stephenson Browne today to arrange yours!

#### Accommodation

With wall light and wooden panelled door opening into:

#### Dining Room

12'1" x 8'5" (3.690 x 2.586 )

With empty feature fireplace to house log burner effect fire, having an exposed brick surround, wood effect flooring, double glazed window to front, pendant light, coving to the ceiling, radiator, half wall panelling, ample sockets and door to:

#### Lounge

14'9" x 11'11" (4.508 x 3.653 )

With wood effect flooring, pendant light, coving to the ceiling, UPVC double glazed panelled door giving access to the rear, UPVC double glazed window to rear elevation, radiator, a feature Adam style fireplace having black granite hearth and surround housing a gas living flame effect fire, door giving access to the stairs to first floor, TV point, telephone point, half wall panelling, ample sockets, under-stairs storage cupboard, door into:

#### Kitchen

12'3" x 7'9" (3.752 x 2.367 )

Comprising of a range of wall, base and drawer units having granite effect roll top working surfaces over incorporating a stainless steel sink/drainage unit with mixer tap, tiled splashback and cupboard below, space and plumbing for automatic washing machine, integrated dishwasher and space for a free standing fridge freezer. With ceiling light, double glazed window to side elevation, a glazed panelled door giving access to the rear garden, radiator, integrated four ring gas hob with mosaic tiled splashback and extractor canopy over, built-in oven and microwave, door into:





#### **Inner Hall**

With double glazed window to side elevation, a cupboard housing the gas boiler serving central heating and domestic hot water systems, door into:

#### **Bathroom**

Having a three piece suite comprising of push flush WC, pedestal hand basin and panelled bath with over the bath shower. With tile effect flooring, coving to the ceiling, UPVC double glazed obscure glass window to side elevation, radiator and ceramic wall tiling.

#### **Landing**

With doors all rooms, pendant light, door into:

#### **Bedroom One**

12'1" x 11'6" (3.686 x 3.530 )

A spacious double room with pendant light, double glazed window to front elevation, coving, fitted carpet, ample power points and a radiator.

#### **Bedroom Two**

12'0" x 11'10" (3.683 x 3.630 )

Another good size double room with double glazed window to rear, radiator, pendant light, coving to the ceiling, feature wall panelling, ample sockets, fitted carpet and a useful built-in storage area over the stairs.



#### **Externally**

Externally, the property enjoys a good sized rear garden which is fully enclosed, having a paved area with built in seating, and an extensive lawned section which is home to a number of decorative, tropical plants, shrubs and trees. At the very end is a summer house, which could be ideal for storage.

#### **Council Tax Band**

The council tax band for this property is A

#### **NB: Tenure**

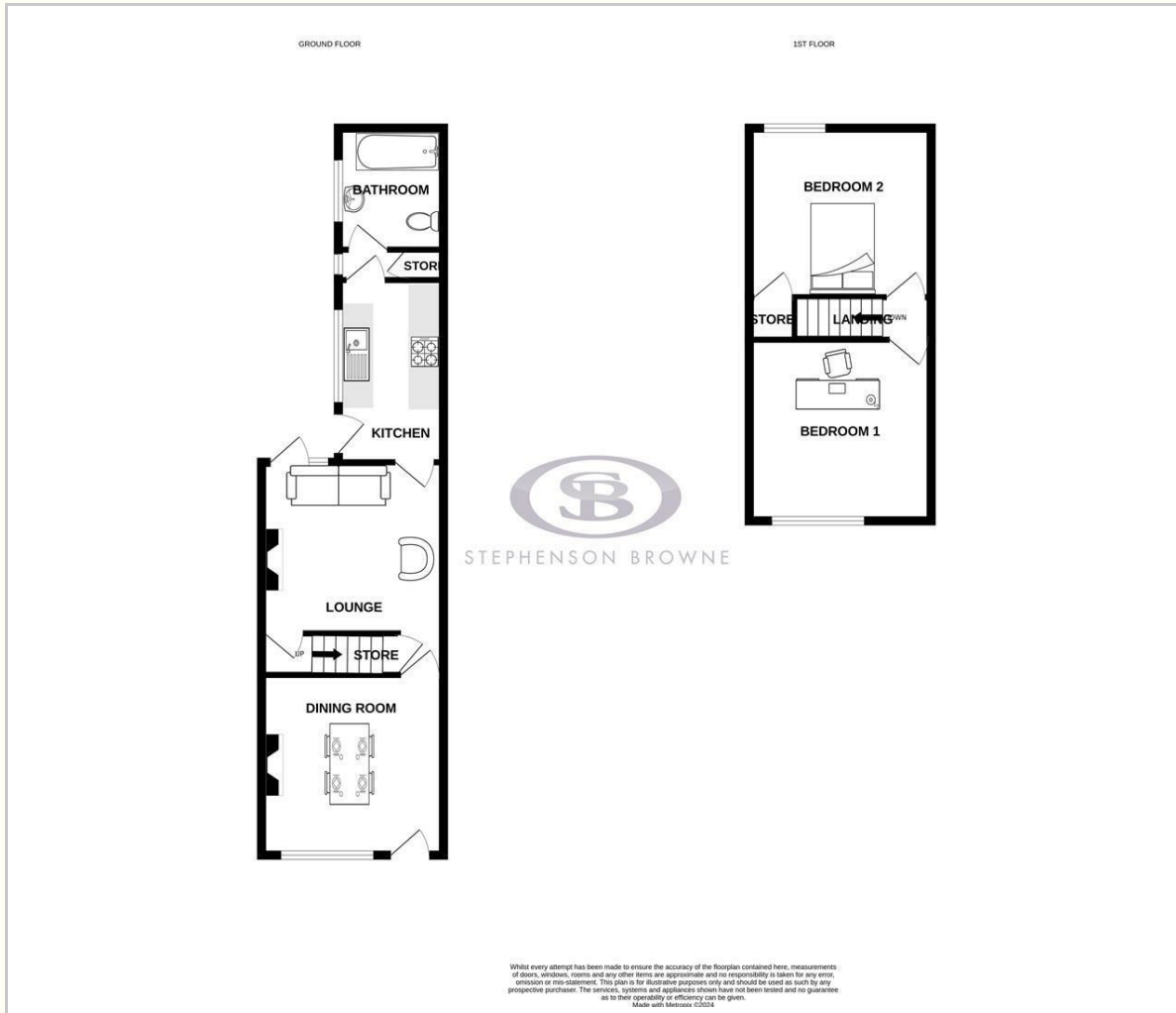
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

#### **NB: Copyright**

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## Floor Plan



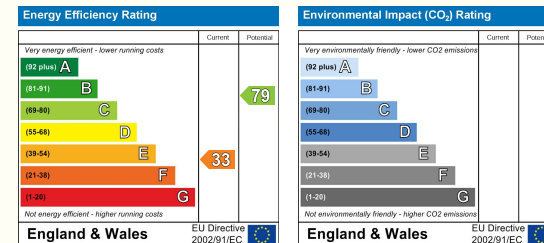
## Viewing

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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