



100 Harpur Crescent

ST7 2SY

Offers In Excess Of £375,000



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STEPHENSON BROWNE

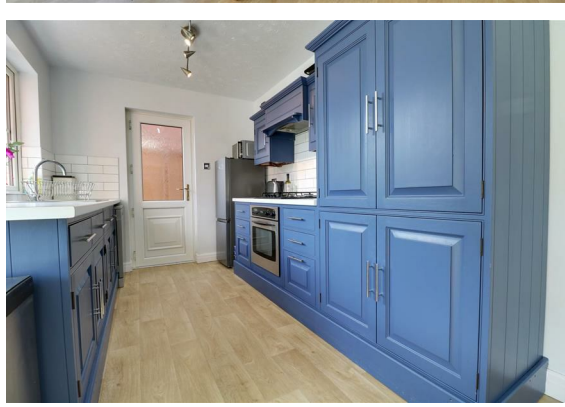
An EXTENDED four bedroom detached family home with a separate study and ground floor shower room, occupying a corner plot and beautifully presented throughout!

There is much more to this property than you may expect from your first glance, with flexible accommodation thanks to a sizeable ground floor extension! An entrance hallway leads to a spacious lounge and dining area, with a well-proportioned kitchen/diner also benefiting from patio doors to the rear garden. There is also a study, currently used as a workspace but offering the potential to be used as a bedroom, in part due to stylish shower room which is adjacent - this space offers excellent potential as an 'annexe' or for those requiring an additional ground floor room for an office space. Upstairs there are four bedrooms, with the master bedroom featuring an en-suite shower room, with a family bathroom completing the first floor.

Ample off road parking is provided via a brick paved driveway and an integral garage, with a lawned garden to the front featuring mature border shrubs. The fully enclosed rear garden features lawned and patio areas, offering an excellent degree of privacy and ideal for families looking to enjoy the best of the summer weather!

Harpur Crescent is a sought-after location in Alsager which is ideal for families, in part due to its close proximity to several schools, including Pikemere County Primary School and Alsager School, with easy access to the wealth of amenities within Alsager itself. Commuting links such as the M6, A500 and A34 are also only a short distance away.

An ideal family home offering flexible accommodation which is beautifully presented and must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Composite front door, laminate flooring, ceiling light point and downlights, radiator, under stairs storage cupboard, integral door into garage.

Lounge

16'2" x 11'5"

Laminate flooring, UPVC double glazed bay window, ceiling light point and downlights, opening into;

Dining Room

10'8" x 7'10"

Laminate flooring, UPVC double glazed window, downlights, radiator.

Kitchen/Diner

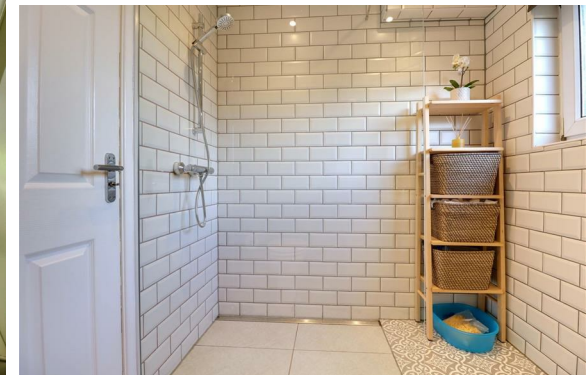
18'4" x 13'1"

Maximum measurements - L-shaped Kitchen/Diner with laminate flooring, UPVC double glazed rear door, separate sliding doors leading to the rear garden, UPVC double glazed window, two ceiling light points, radiator, stainless steel sink with drainer, tiled splashback, wall and base units providing ample storage, integrated oven and gas hobs.

Study

13'3" x 8'10"

Laminate flooring, UPVC double glazed window and sliding doors, radiator.



Shower Room

8'9" x 6'2"

Tiled flooring, tiled walls, UPVC double glazed window, downlights, chrome towel radiator, W/C, wash basin with vanity unit, walk-in shower.

Landing

Fitted carpet, UPVC double glazed window, storage cupboard, loft access, ceiling light point.

Bedroom One

11'1" x 10'9"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

En-Suite

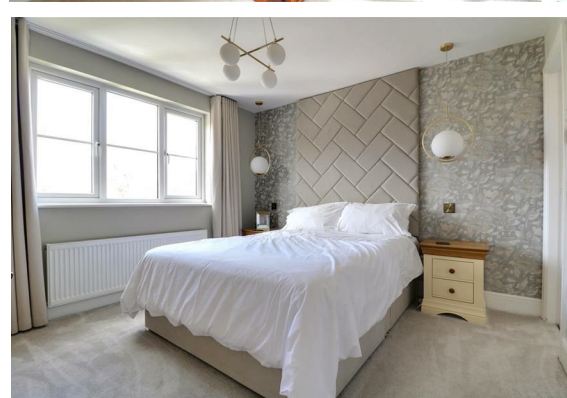
6'3" x 5'3"

Tiled flooring, tiled walls, UPVC double glazed window, downlights, extractor fan, chrome towel radiator, W/C, wash basin with vanity unit, walk-in rainfall shower.

Bedroom Two

9'7" x 8'6"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.



Bedroom Three

8'10" x 6'7"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Four

7'7" x 6'4"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom

6'3" x 5'5"

Tiled floor, tiled walls, downlights, chrome towel radiator, W/C, wash basin with fitted vanity unit, bath.

Integral Garage

16'7" x 8'10"

Up and over door, ceiling light point, space and plumbing for appliances, Vaillant combi boiler.

Outside

To the front of the property is a brick paved driveway, with a lawn and mature border shrubs. The fully enclosed rear garden features patio and lawned areas with mature border shrubs, offering a good degree of privacy.

Council Tax Band

The council tax band for this property is E.

NB: Tenure

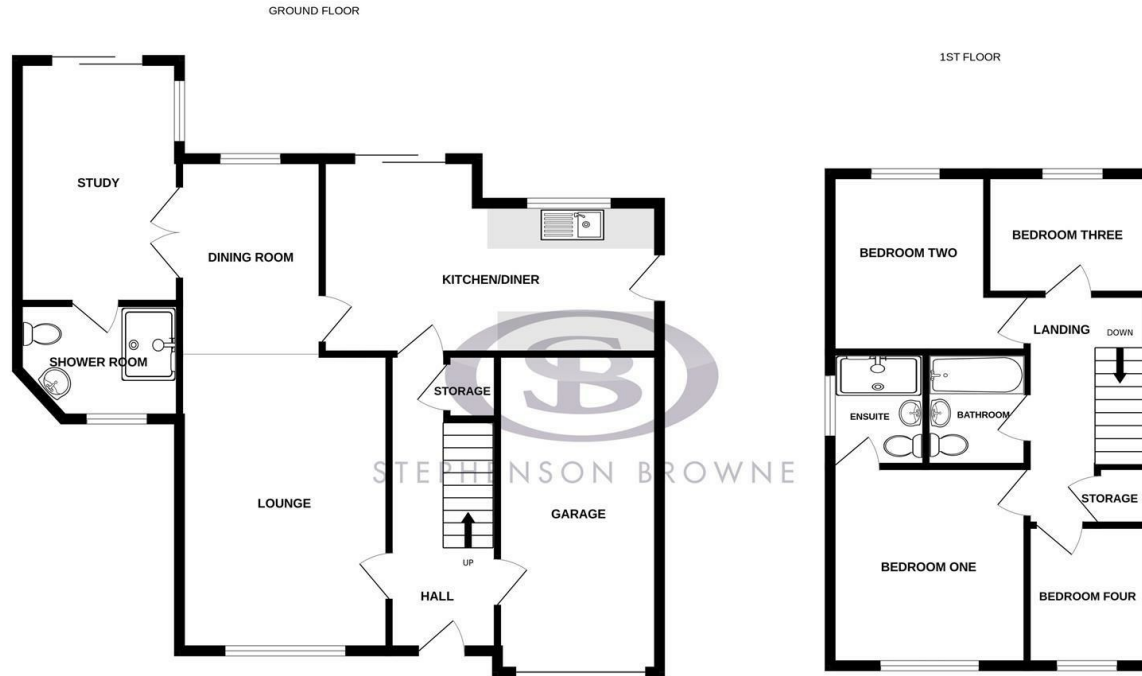
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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