



6 Ivy Lane

ST7 2RQ

Guide Price £229,950



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STEPHENSON BROWNE

NO ONWARD CHAIN, EXTENDED TO REAR & PLEASANT, PRIVATE GARDENS - A traditional two double bedroom, semi-detached true bungalow enjoying a convenient position for Alsager station, Excalibur Primary School and Alsager village itself. The property is located on a highly desirable residential development where bungalows of this specific design prove to be very popular in more recent years. Over the years, this particular bungalow has never been on the market as it has been owned since new, with the addition of a full-width extension to the rear creating an exceptionally large lounge area and main bedroom. Internal inspection will reveal well planned accommodation of pleasing proportions throughout.

Accompanying this deceptively spacious bungalow are a number of notable features, some of which include: Double glazing throughout, partial gas central heating, a spacious entrance hall with a number of built-in storage cupboards, a 22ft extended lounge overlooking the rear garden, a fitted breakfast kitchen complete with space for a number of white goods, two well proportioned bedrooms, both benefitting from built-in wardrobes plus a modern bathroom with underfloor heating and a white suite.

Externally, the property benefits from a driveway providing ample off road parking, a detached garage with power and roller door plus established gardens to both front and rear, with the rear enjoying a pleasing, uninterrupted aspect and an excellent degree of privacy.

To fully appreciate the properties convenient location, true size, rear garden, potential and many attributes, early viewing is highly recommended!

Accommodation

With a uPVC panelled entrance door with double glazed privacy insert opening into:

Entrance Porch

With tiled flooring, a built-in storage cupboard with shelving, a glazed door, leading into:

Entrance Hall

With doors to all principal rooms, radiator an airing cupboard housing a hot water cylinder with shelving, a further cloaks/storage of the hallway, a storage heater, underfloor heating programmer for the bathroom, pendant light, door into:

Kitchen

10'9" x 9'10" (3.299 x 3.001)

With dual aspect windows to front and side elevation, ceiling light, wooden style flooring, partially tiled walls, a range of wall, base and drawer units having solid wood working surfaces over incorporating a stainless steel sink/drainer unit with mixer tap and cupboard below, space for freestanding cooker, space and plumbing for automatic washing machine, under-cupboard lighting, built-in fridge/freezer and a storage heater.

Lounge

22'1" x 11'5" (6.732 x 3.484)

A generous main reception room having pendant light with ceiling rose, coving, storage heater, ample power points, a feature fireplace with tiled hearth and surround housing a backboiler, radiator, TV point, two double glazed windows to the rear and a double glazed panelled door leading to the rear garden.





Bedroom One

14'10" x 10'11" (4.524 x 3.337)

With double glazed window overlooking the rear garden, coving, radiator, ample power points and a range of built-in double wardrobes with storage units over.

Bedroom Two

11'4" x 11'11" (to front of wardrobe) (3.478 x 3.651 (to front of wardrobe))

With double glazed window to front elevation, radiator, wall mounted storage heater, pendant light, coving, ample power points and a range of built-in bedroom furniture to include two double wardrobes and overhead storage cupboards.



Bathroom

With double glazed window to rear elevation, access to loft space via loft hatch, ceramic tiled flooring with underfloor heating and complimentary wall tiling, a wall mounted inset vanity mirror, chrome heated towel rail, an electric heater and a white three-piece suite comprising of: a low-level pushbutton WC with concealed cistern, vanity hand wash basin with mixer tap and cupboard space below plus a panelled bath with mixer tap and separate electric shower over.

Detached Garage

16'4" x 8'5" (4.984 x 2.579)

With a double glazed window to side, an electrically operated roller door, power and lighting.



Externally

The bungalow is approached via a paved driveway leading to the garage in-turn providing tandem off-road parking for several vehicles, a dwarf retaining wall to front and fence boundary to the side. The front garden has been designed with ease of maintenance in mind being mainly paved with well stocked, pleasant borders.

The rear garden enjoys an excellent degree of privacy and an east facing aspect with an Indian stone paved patio area providing ample space for garden furniture, a laid to lawn, a paved pathway leading to the bottom of the garden with a further raised seating area, a coal store and at the foot of the garden there is a range of well stocked planters and beds home to a number of established trees and shrubs.

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.

Council Tax Band

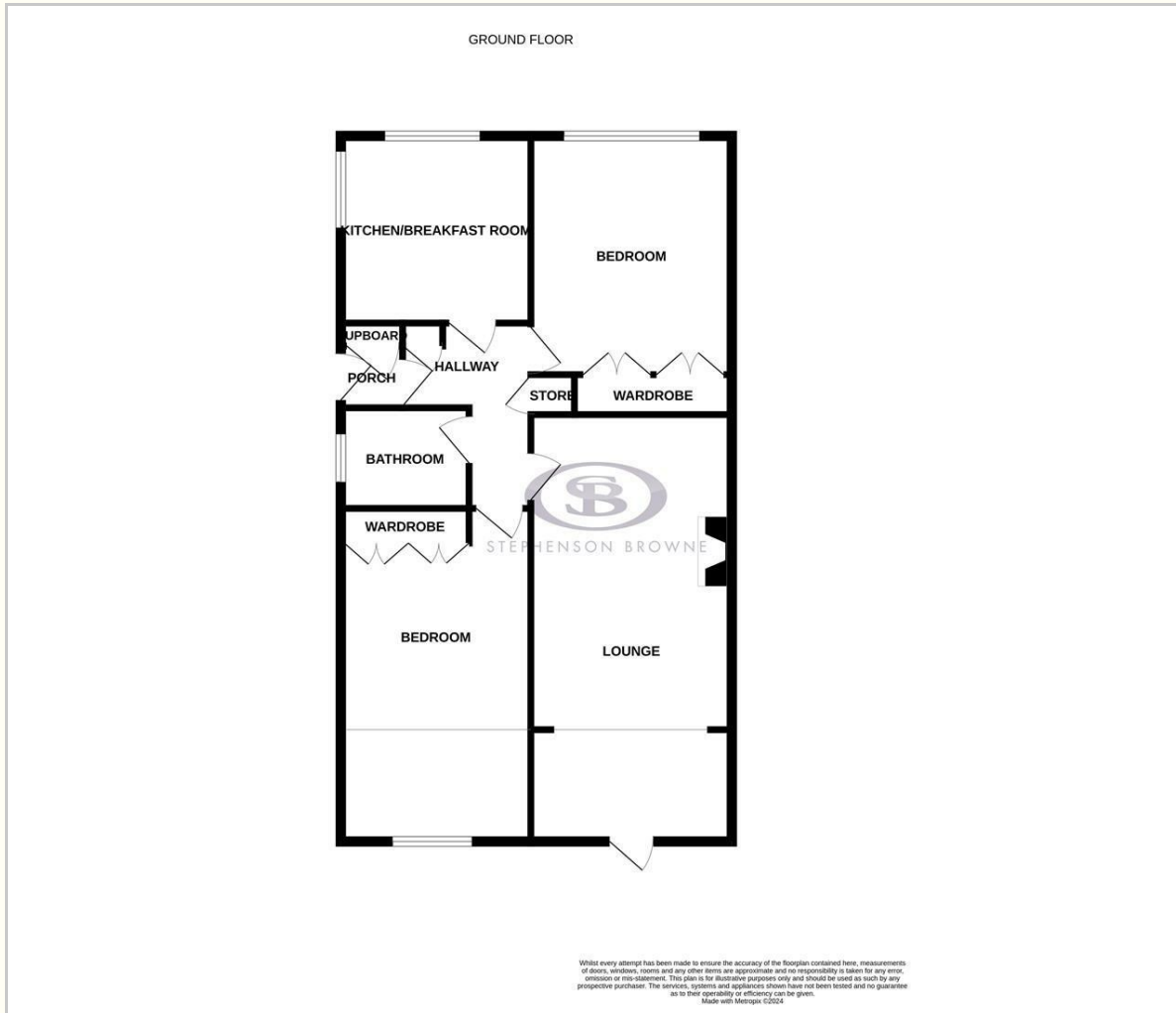
The council tax band for this property is C.

NB: Copyright

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Floor Plan



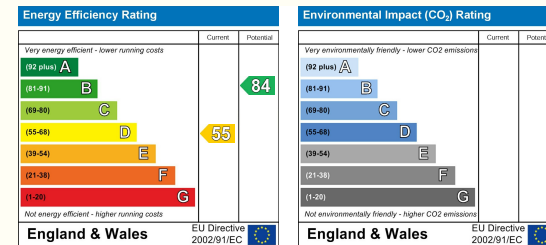
Viewing

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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