



3 Valley Close

ST7 2HU

Guide Price £325,000



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STEPHENSON BROWNE



COMPLETE REFURBISHMENT WITH EXCELLENT FAMILY ACCOMMODATION & GREAT LOCATION - A four bedroom, detached family home located on the fringe of a popular and established development within the confines of Alsager. A perfect family purchase, being ideally placed for transport links and within flat walking distance to local amenities, shops, highly regarded local schooling and leisure facilities. The property offers flexible, modern living accommodation throughout and has been updated and vastly improved in more recent months with the addition of a downstairs WC, handily placed just off the kitchen and garage area, a full rewire and brand new central heating boiler.

Accompanying the home are a wealth of valuable attributes to note, some of which include: double glazing throughout, a spacious open plan lounge/dining room with French doors leading to the rear garden, a stylish high-gloss breakfast-kitchen incorporating an oven, hob and extractor with space for further undercounter white goods, an all-important downstairs WC and handy integral garage which lends itself to a wide range of uses

Upstairs, there are four good size bedrooms, three of which are comfortable double rooms with a single bedroom located towards the front of the home. The family bathroom has also been updated to create a contemporary feel, in-keeping with the rest of the home.

Externally, the property is set back from the road and enjoys a gravel driveway to the front providing invaluable off road parking, whilst to the rear of the property there are fantastic, easy to maintain gardens which are fully enclosed, ideal for any discerning family!

To fully appreciate the property's true size, location and many favourable attributes, early viewing is strongly advised.

Accommodation

Having a contemporary wall light and a uPVC panelled door opening into:

Entrance Porch

With double glazed window to both front and side elevation, contemporary wood effect flooring, panelled door into:

Entrance Hall

With flush ceiling light, stairs to first floor, radiator, door into:

Open Plan Lounge/Diner

24'0" (maximum) x 12'6" (maximum) x 3.832
With newly laid carpets, double glazed window to front elevation, two pendant lights, two radiators, ample power points, a wall mounted TV point and uPVC double glazed French doors opening out onto the rear garden, door into:

Kitchen

16'7" x 9'8" (5.071 x 2.967)
With inset spotlighting, double glazed window overlooking the rear garden, radiator, a range of stylish high-gloss wall, base and drawer units with granite style roll-top working surfaces over incorporating an inset composite sink/drainage unit with mixer tap and cupboard below, an integrated four ring 'Lamona' Hob with flashback, extractor hood above and integrated oven below, space and plumbing for automatic washing machine and under-counter dryer, space for freestanding fridge/freezer, uPVC double glazed door giving access to the rear garden, door into:

Integral Garage

17'3" x 9'6" (5.269 x 2.899)
A versatile space which would have a range of uses from a home gym, office or handy store with garage floor tiles, a single up and over door, power, space for further white goods, flush ceiling light, door into:

Downstairs WC

With tile effect vinyl flooring, extractor point, a wall mounted gas boiler serving central heating and domestic hot water systems, inset spotlights, radiator, a low-level pushbutton WC and a vanity hand wash basin with mixer tap and cupboard below.





First Floor Landing

With doors to all rooms, pendant light, double glazed window to side elevation, access to loft space via loft hatch, a built-in storage cupboard with shelving, door into:

Bedroom One

13'7" x 9'10" (4.148 x 3.009)

A spacious double room with newly laid carpets, pendant light, double glazed window to front elevation, ample power points, radiator.

Bedroom Two

9'10" x 10'1" (3.019 x 3.075)

Another generous double bedroom with pendant light, newly laid carpets, radiator, ample power points, TV point, double glazed window to rear elevation.

Bedroom Three

9'9" x 9'4" (2.974 x 2.859)

A good size third double bedroom having double glazed window to front elevation, pendant light, radiator, TV point, ample power points and new carpets.

Bedroom Four

9'0" x 5'11" (2.760 x 1.826)

A well proportioned fourth bedroom which can accommodate a single bed having double glazed window to front elevation, radiator, ample power points, newly laid carpets and a pendant light.

Bathroom

With a newly installed double glazed privacy window to rear elevation. extractor point, inset spotlighting, tile effect vinyl flooring, a chrome heated towel rail and a white three piece suite comprising of: a low-level push button WC, a large vanity hand wash basin with mixer tap and cupboard below plus a panelled bath with handheld shower attachment and quartz effect shower boarding.

Externally

The front of the property is approached via a cotswold gold gravel driveway leading to the garage in turn providing invaluable off-road parking for several vehicles and an established front garden which is mainly laid to lawn with a raised, garden planter. Access to the rear can be made via the side of the property.

The rear garden is fully enclosed and is an excellent feature of the home due to its overall size, perfect for families and enjoying striding the summer months! Having a laid-to lawn, water point, security light, a garden store, fenced boundaries to all three sides, a gravel section providing ample space for garden furniture and a pathway leading to the foot of the garden where there is a further raised decked seating area.

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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