



**12 Elsby Road**

ST7 2RH

**Guide Price £259,950**



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STEPHENSON BROWNE

POPULAR LOCATION WITH OPEN-PLAN LIVING! SOLAR PANELS WITH 10KW BATTERY. PLANNING PERMISSION granted for a single storey side extension and garage conversion, adding to the already well planned accommodation!! This superbly re-designed bungalow offers contemporary living space for the discerning purchaser.

Of course, the property will appeal to a wide range of buyers and ages, with tasteful décor throughout and a splash of colour in all the right places. The main attraction is the open-plan Dining kitchen/Lounge area with a view to the front from the Kitchen and aluminium bi-folding doors from the Living Area out to the rear garden. We encourage you to see for yourself just how well this layout works here, with no wasted space and a choice of lighting moods and contemporary kitchen units. An L-shaped Hallway leads to both double bedrooms, which French doors to bedroom two and a modern fitted bathroom, finished with plantation style shutters throughout & elegant, feature wallpapering.

Outside, there is a driveway, detached garage which has been insulated and converted into a really useful, home office/study/craft room (with business rating and handy WC & sink!) which would be perfect for anyone working remotely, or has a hobby and needs space away from the home. There are lovely gardens to both front and rear, with the rear having been recently beautifully landscaped with patio seating area and a timber shed. The property also benefits from SOLAR PANELS plus 10kw battery which are OWNED OUTRIGHT and can be included subject to a separate negotiation.

Bungalows have been selling quickly in this locality more recently & we would suggest an early viewing to fully appreciate the bungalow's position & many attributes. Call Stephenson Browne today to book your priority viewing!

#### Accommodation

Having a uPVC double glazed entrance door opening into:

#### Entrance Hall

With doors to all rooms, sensor activated spotlights, luxury vinyl tile floor, radiator, access to loft space via loft hatch, a built in storage cupboard housing a newly installed wall mounted gas boiler serving central heating and domestic hot water systems, a secondary built-in store, door into:

#### Open Plan Living Kitchen/Diner

29'5" x 11'4" (overall) (8.971 x 3.459 (overall))

#### Kitchen/Dining area

14'2" x 11'2" (4.322 x 3.409)

With inset spotlighting, double glaze window to front elevation, a modern refitted kitchen with stylish wall, base and draw units and contemporary working services over incorporating a one-and-a-half bowl porcelain sink with cupboard below, built in dishwasher, space and plumbing for automatic washing machine, a four ring induction hob with splashback and extractor canopy over, integrated Bosch double oven, space for American style fridge/freezer, continuation of the LVT flooring from the entrance hall, vertical radiator, opening into:

#### Lounge Area

15'3" x 11'4" (4.649 x 3.459)

Having a continuation of the LVT flooring from the kitchen area, inset spotlighting, aluminium bi-folding doors opening out onto the rear garden, an exposed brick feature fire surround with tiled hearth, a vertical radiator and a TV point.





#### **Bedroom One**

10'9" x 9'10" (3.288 x 3.017)

Having dual aspect double glazed windows to front and side elevation with plantation shutters, ample power points, a vertical radiator and a pendant light.

#### **Bedroom Two**

10'10" x 8'2" (3.326 x 2.492)

With a double glazed window and door giving access to the rear garden, radiator, ample power points and a pendant light.

#### **Bathroom**

A modern refitted shower room with extractor point, inset spotlighting, a chrome heated towel rail, double glazed window to side elevation, fully tiled walls and complimentary floor tiling throughout and a white, three-piece suite comprising of: a low-level pushbutton WC, pedestal hand wash basin with chrome mixer tap and vanity cupboard over plus a freestanding slipper bath with separate wall mounted mixer shower over.

#### **Garage/Home Office/Craft Room**

15'2" x 7'4" (4.645 x 2.252)

A versatile converted garage, brick built, which has been insulated and will provide a variety of uses from storage to an incredible useful home office! With lighting, plenty of sockets (some of which include USB ports), a low level Wc and a hand wash basin, a security light, dual aspect double glazed windows, personal door to side and decorative double doors to the front.

#### **Externally**

The front of the property is approached by a tarmac driveway intern providing off-road tandem parking for several vehicles, retaining wall boundary to front elevation and fence boundary to side with a laundry to the front having well stocked borders home to a number of established trees, shrubs and an ornamental garden pond.

Externally, the rear garden is fully enclosed and has been recently landscaped, offering a paved patio area providing ample space for garden furniture, a water point, laid to lawn, raised sleepers home to a number of shrubs, plants and flowers, secure side access and a garden store.

The property also benefits from fully owned solar panels.

#### **Council Tax Band**

The council tax band for this property is C.

#### **NB: Copyright**

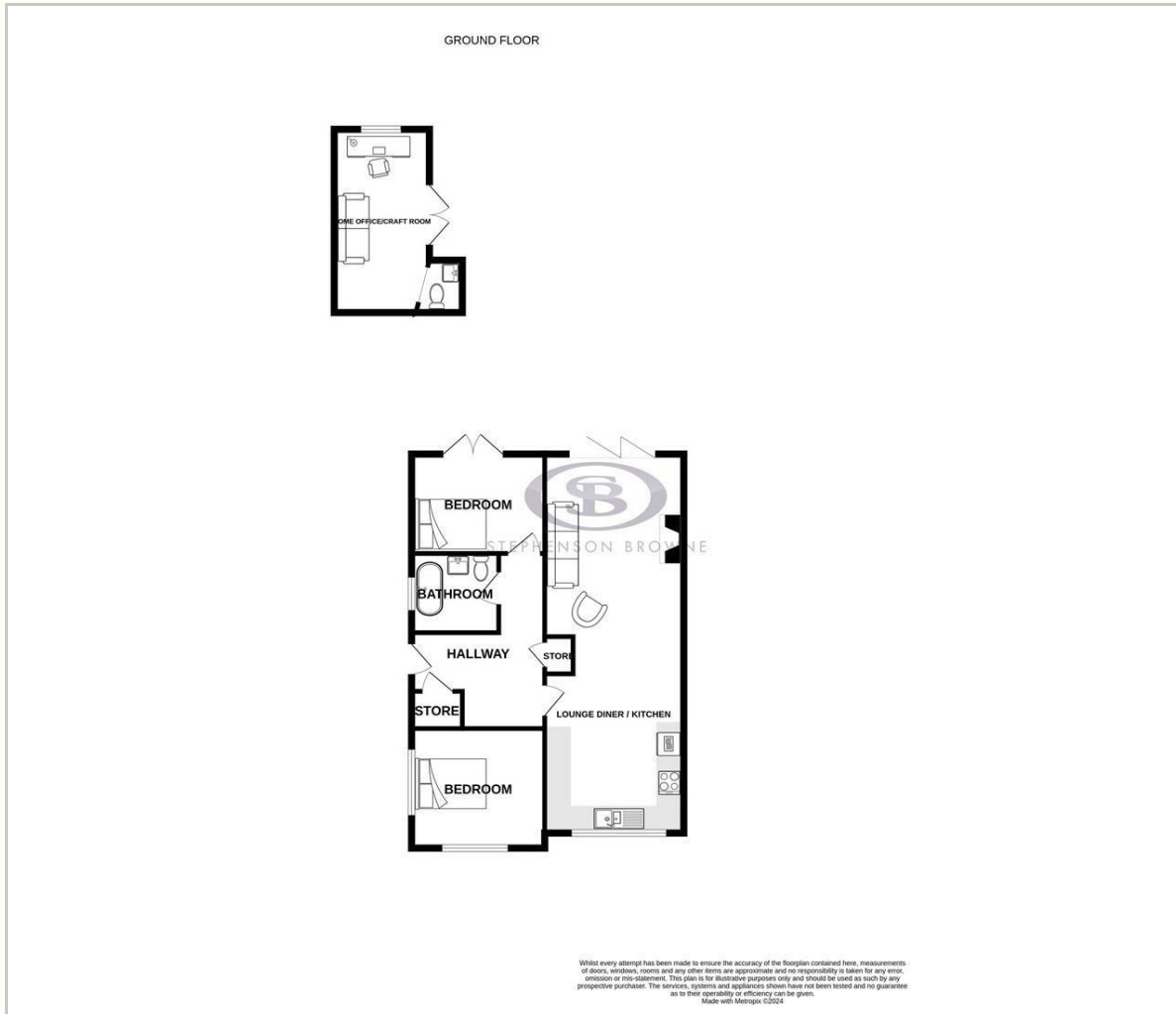
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#### **Planning Application**

Planning ref 21/5841C for a Single storey side extension and garage conversion .  
<http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=21/5841C&query=8857569f-b3c5-4a2b-97dc-6099bc694d21>



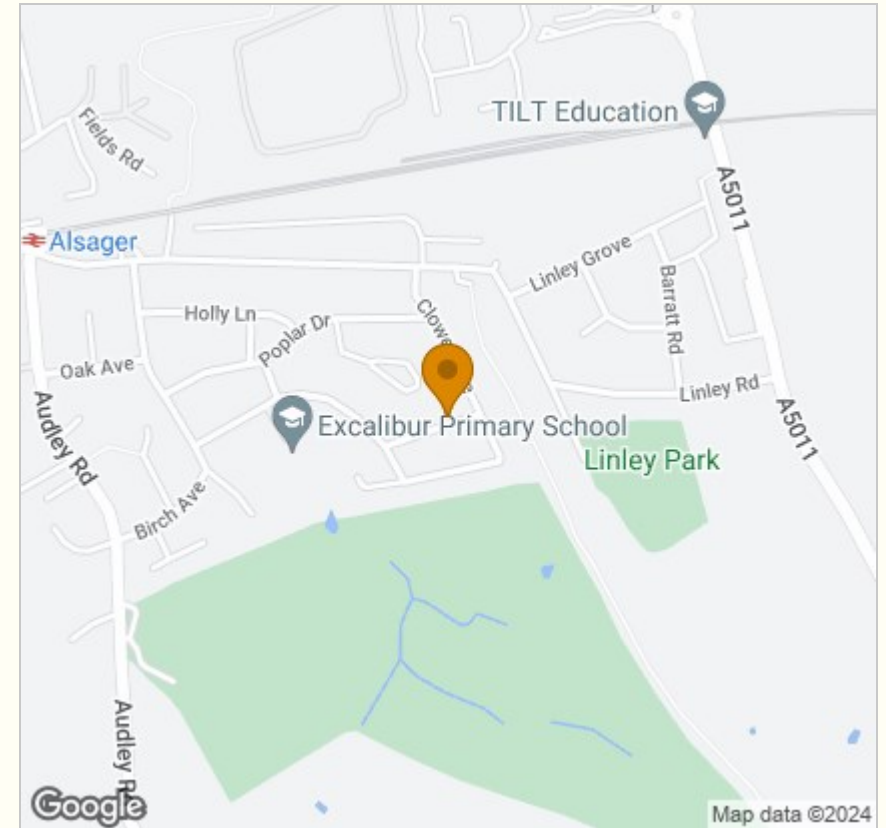
## Floor Plan



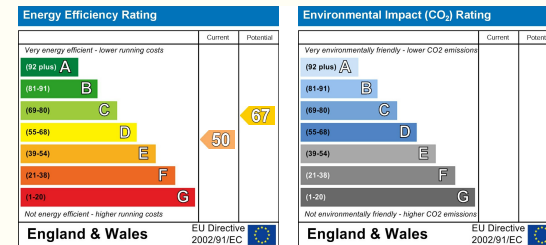
## Viewing

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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