



**20 Rowhurst Crescent**  
ST7 1GB  
**Guide Price £275,000**



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STEPHENSON BROWNE

A beautifully presented and spacious four bedroom detached family home, presented to the highest of standards!

Built in 2014 by Taylor Wimpey, Rowhurst Crescent is situated in a quiet position in Talke. This four bedroom detached home features a garage which has been converted into a useful utility room and office space!

An entrance hallway leads to a generous lounge and a downstairs W/C with a sizeable kitchen/diner which features a host of integrated appliances completing the ground floor. To the first floor are four well proportioned bedrooms and a family bathroom, with the master bedroom featuring an en-suite shower room.

Off road parking is provided via a tarmac driveway, whilst the rear garden features lawned and patio areas and is fully enclosed, ideal for families with children and/or pets!

The property is ideally placed for a wealth of commuting links, including the A34, A500 and M6, with easy access to several schools such as St Saviour's C of E Academy, The Reginald Mitchell Primary School and The Kings Church Of England Academy. Amenities within Kidsgrove, Alsager and Talke itself are within easy reach, with Alsager Golf & Country Club also in close proximity.

A stylish and modern family home which is most definitely ready to move into! Please contact Stephenson Browne to arrange your all-important viewing.



### Entrance Hall

Composite front door, laminate flooring, ceiling light point, radiator.

### Downstairs W/C

Laminate flooring, ceiling light point, radiator, W/C, pedestal wash basin, extractor fan.

### Lounge

17'3" x 13'6"

Fitted carpet, UPVC double glazed window, ceiling light point, two radiators, under stairs storage cupboard.

### Kitchen/Diner

17'8" x 9'10"

Tiled flooring, UPVC double glazed window and french doors, two ceiling light points, radiator. Wall and base units, one and a half bowl stainless steel sink with drainer, integrated oven, hobs and cooker hood, space and plumbing for appliances, combi gas central heating boiler.

### Landing

A galleried landing with fitted carpet, ceiling light point, storage cupboard, loft access.

### Bedroom One

11'6" x 9'4"

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

### En-Suite

8'2" x 4'4"

Laminate flooring, ceiling light point, extractor fan, radiator, tiled walls, W/C, pedestal wash basin, shower cubicle.

### Bedroom Two

9'11" x 8'8"

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

### Bedroom Three

10'8" x 6'0"

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

### Bedroom Four

8'10" x 6'6"

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

### Bathroom

6'4" x 5'6"

Laminate flooring, ceiling light point, extractor fan, radiator. W/C, pedestal wash basin, bath with overhead shower, part tiled walls.



### **Outside**

To the front of the property is a slate garden with a tarmac driveway for several vehicles, whilst the rear garden features patio and lawned areas with raised beds.

### **Utility Room**

7'10" x 6'5"

A brick-built garage which has been converted into a Utility room & Study, with the Utility room featuring a UPVC double glazed window and side access door, laminate flooring, downlights, loft access, space and plumbing for appliances, base units and work surface - internal door leading into;

### **Office**

9'7" x 7'10"

Laminate flooring, UPVC double glazed window, downlights.

### **Council Tax Band**

The council tax band for this property is D.

### **NB: Tenure**

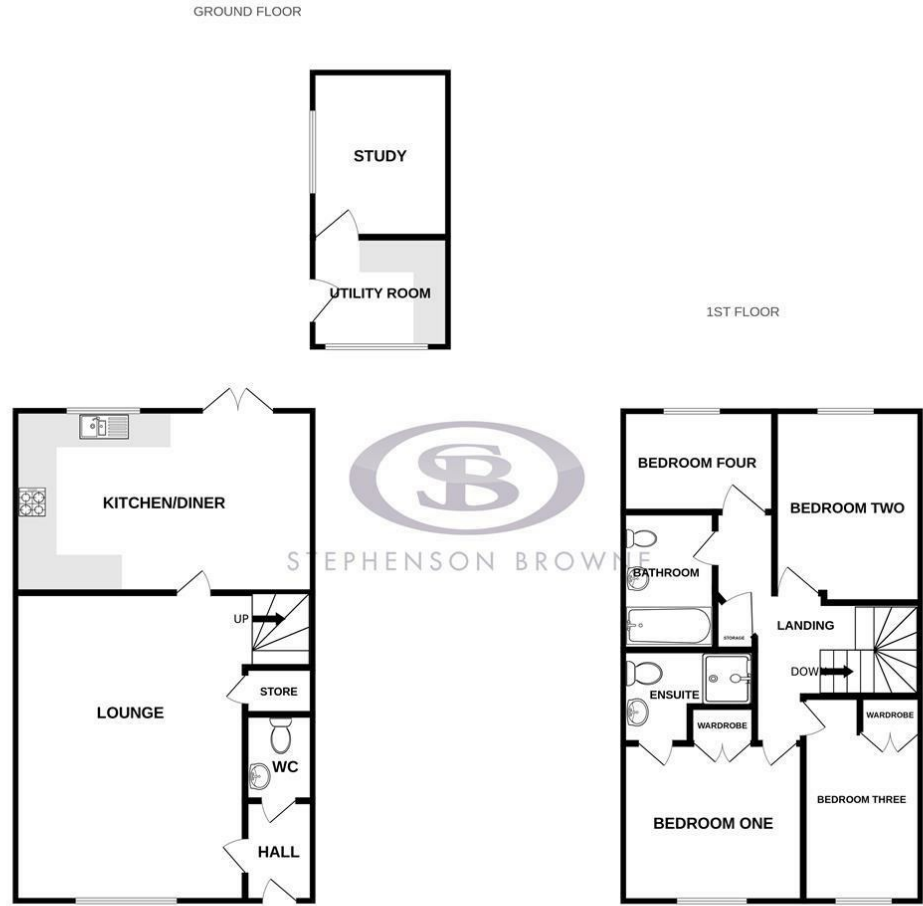
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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# 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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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