



136a Sandbach Road North

ST7 2AT

Guide Price £825,000



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STEPHENSON BROWNE

A highly impressive, executive FIVE DOUBLE BEDROOM family home is positioned on a small development of just three properties. Constructed in 2022 by the highly regarded 'Knutsford Construction' with energy efficiency in mind, this 2800 sq ft property is equipped with modern solar panels, an air source heat pump, elec car charging point and is built with the most efficient and insulating materials, giving it the rare honour of being an 'A' rated, energy efficient home.

This particular home has seen just one owner, and has been beautifully decorated throughout with a modern yet classic style. Accompanying the property are a wealth of attributes worthy of mention, some of which include:- Energy efficient double glazing throughout, underfloor heating to both the ground and first floors, a spacious lounge, engineered oak flooring and oak balustrade, a large open plan kitchen/dining/living area complete with contemporary 'shaker' style kitchen, a range of Neff appliances and twin bi-folding doors to the rear. There is also a separate handy utility room and well planned home office/sitting room on the ground floor. Upstairs, the contemporary theme continues with feature pendant light to the landing, all bedrooms on this floor are double rooms with built-in dressing area to the principle bedroom and two main bedrooms enjoy 'Villeroy & Boch' en-suite facilities plus a 'Villeroy & Boch' family bathroom. The second floor has an additional fifth double room with 'Roca' en-suite.

Externally, the property has a driveway to the front, providing invaluable off road parking and a well sized garden to the rear, perfect for entertaining family & friends all year round.

To fully appreciate this one of a kind, high specification home, as well as it's central location, viewings come highly recommended! Call Stephenson Browne today to book yours!



Hallway

A bright and spacious entrance with landing balcony over, wood flooring, spotlighting, ample sockets, wall mounted thermostat, stairs to the first floor having wooden balustrade with glass insert, and with doors to all ground floor rooms, including...

Lounge

15'5" x 10'3" (not inclu. bay)

With a aluminium double glazed window to front elevation having made to measure shutter blinds, empty fireplace, ample sockets (some of which include USB ports), TV point, phone point, fitted carpet, wall mounted thermostat and spotlighting.

Office

12'7" x 9'4"

Having a continuation of wood flooring, a aluminium double glazed window to the front elevation with made to measure shutter blinds, spotlighting, ample sockets (some of which include USB ports), TV point and wall mounted thermostat.

WC

Having a low level push flush WC, hand basin incorporated within high gloss vanity unit, concrete effect tiled flooring, aluminium double glazed frosted glass window to side elevation. wall extractor and single pendant light fitting.

Utility

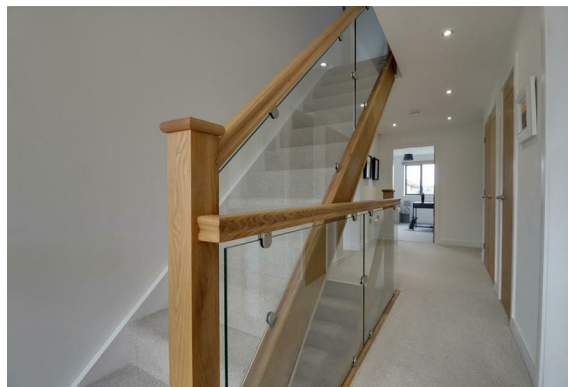
Hosting a good range of wall and base units, with integrated sink and drainer as well as space and plumbing for a washing machine and separate dryer. With ample sockets, spotlighting, wall mounted thermostat, concrete tile effect flooring and integral door accessing the garage.

Open Plan Kitchen Diner / Family Room

26'4" x 21'3" (max measurements)

An impressive space to accommodate a large family dining table as well as family sofa area, with concrete effect tiled flooring, two aluminium bi-fold doors opening to the rear garden, spotlighting, ample sockets, TV point and wall mounted thermostat.

The kitchen area itself comprises of a fully fitted kitchen that includes a range of wall, base and drawer units having quartz stone working surfaces over, incorporating breakfast bar seating, with integrated appliances such as a one and a half sink with drainer, NEFF dishwasher, NEFF five point induction hob with extractor over, high level oven and microwave oven, large fridge freezer and wine chiller. Having a continuation of the concrete tile effect flooring, two single pendant light fittings, spotlighting and ample sockets.



First Floor Landing

An open landing having wooden balustrades with glass inserts, a aluminium double glazed window to the front elevation, fitted carpet, double doors to storage cupboard, door to airing cupboard housing the hot water cylinder, spotlighting, stairs to the second floor and door into...

Principal Bedroom

16'11" x 9'3"

A good size principle bedroom enjoying a aluminium double glazed window to the front elevation, fitted carpet, single pendant light fitting, ample sockets (some of which include USB ports), TV point and door accessing...

Dressing Room

7'8" x 7'1"

A brilliant addition with space for wardrobes, ample sockets, wall mounted thermostat, single pendant light fitting and entry to...

En-suite Shower Room

A generous principle ensuite with low level push flush WC, hand basin incorporated high gloss vanity unit, and waterfall shower with additional detachable shower head, porcelain tiled walls with decorative mirrored tile border, chrome heated towel rail, spotlighting, wood effect tile flooring and aluminium double glazed frosted glass window to front elevation.

Bedroom Two

12'7" x 9'4"

With fitted carpet, single pendant light fitting, ample sockets (some of which include USB ports), aluminium double glazed window to the rear elevation, wall mounted thermostat and door into...

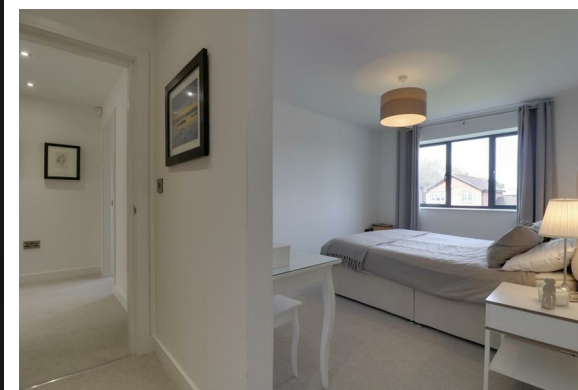
En-suite Shower Room

Having a low level push flush WC, hand basin incorporated within high gloss vanity unit and walk in waterfall shower with additional detachable shower head and glass screen. With porcelain tiles to the walls and wood effect tile flooring, aluminium double glazed frosted glass window to the rear elevation, spotlighting, ceiling extractor, shaving point and chrome heated towel rail.

Bedroom Three

17'7" x 10'2"

Another double bedroom with two single pendant light fittings, ample sockets (some of which include USB ports), TV point, aluminium double glazed window to the front elevation, wall mounted thermostat and fitted carpet.



Bedroom Four

16'6" x 12'2"

A most generous fourth double bedroom with two aluminium double glazed windows to rear elevation, fitted carpet, wall mounted thermostat, two single pendant light fittings and ample sockets (some of which include USB ports) and TV point.

Bathroom

Comprising of a four piece suite, with low level push flush WC having hidden cistern, hand basin incorporated within high gloss vanity unit, bath with central wall tap, as well as corner waterfall shower, having an additional detachable shower head and glass screen/door. With a aluminium double glazed frosted glass window to the side elevation, chrome heated towel rail, spotlighting and marble effect tiled walls and flooring, continuing to the sides of the bathtub.

Second Floor

With fitted carpet, ceiling spotlight and door to:

Bedroom Five

13'8" x 12'9"

With fitted carpet, ample sockets (some of which include USB ports), wall mounted thermostat, single pendant light fitting, radiator, aluminium double glazed Velux window and door to substantial storage cupboard having electricity and power.

En-suite

Having a low level WC, hand basin incorporated within high gloss vanity unit, bath with central taps, over the bath shower and glass screen, with marble effect partly tiled walls continuing to the surround of the bath and shower, wood flooring, shaving point, chrome heated towel rail, spotlighting, ceiling extractor and aluminium double glazed Velux window.

Integral Garage

With remote control Hormann insulated roller door, and lighting, accessible via the utility.

Externally

Having block paved driveway to the front providing invaluable off road parking, with landscaped laid to lawns and access to the rear via gates to both sides of the property.

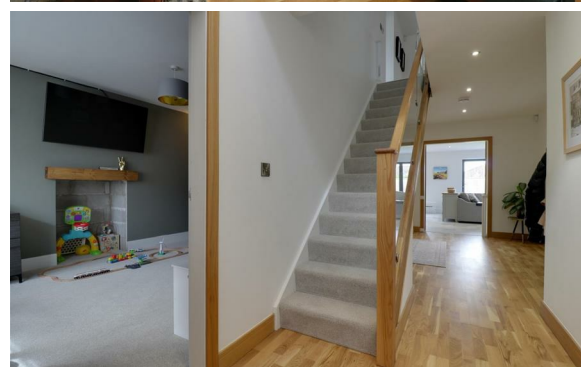
The enclosed, generous sized rear garden hosts Indian Stone paving along the width of the property, lawn, external tap and a fence boundary to all elevations.

NB: Land Registry

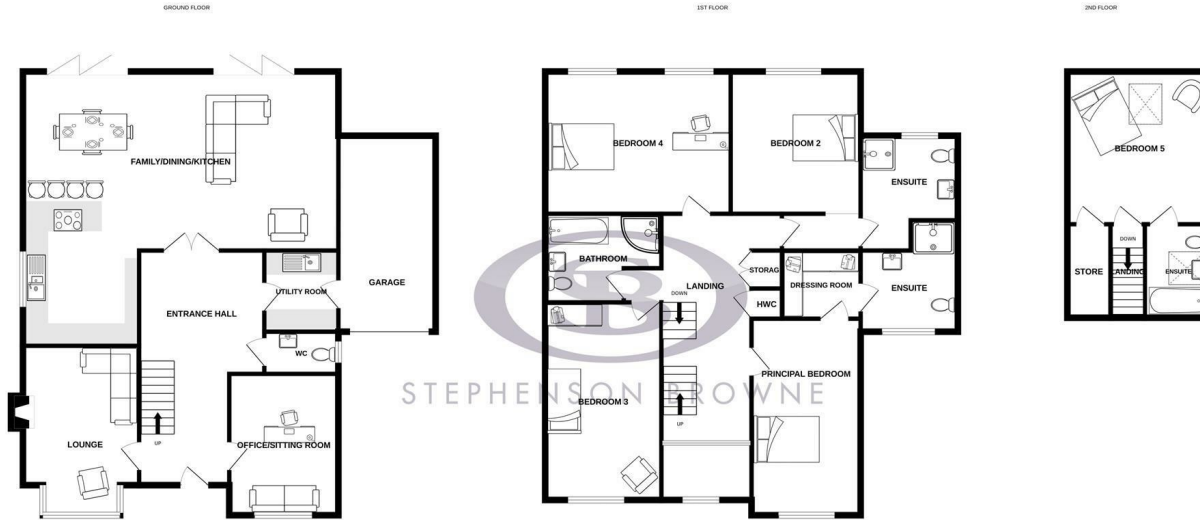
Please be advised that we have not been able to obtain an electronic copy of the title register with land registry through our due diligence process. This does not conclude that the property is not registered however, we would



advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.



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		92	93
(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	

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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13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk