



9 Joseph Crescent

ST7 2RP

Guide Price £287,500



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STEPHENSON BROWNE

NO ONWARD CHAIN & SOUTH-WEST FACING GARDEN - A particularly well appointed semi-detached bungalow positioned on a quiet cul-de-sac overlooking the green with pleasant, manageable gardens to both front and rear. The property has been newly decorated throughout, internally updated and improved by the current owner, with a modern boiler, rewire and new carpets.

Accompanying the property are a number of features to note, some of which includes: double glazing, gas central heating with modern boiler, a downstairs principal bedroom with fitted robes, new carpets & floor coverings, a spacious lounge with stone fireplace creating a perfect focal point to the room, a fitted kitchen with breakfast peninsular and a range of integrated appliances, a versatile dining room and conservatory/garden room to the rear. The bathroom has also been modernised with white sanitary ware and complementary tiling. Upstairs, there are two further bedrooms with bedroom two having views over the rear garden and built-in bedroom furniture.

Externally, the property has a block paved driveway, detached garage with power and wonderful, mature garden to both front and rear with some specimen trees and a sunny, southerly aspect to the rear.

To fully appreciate the property's position on the cul-de-sac, true size, internal condition and gardens, contact Stephenson Browne your local, market leading agent to book your all-important viewing on what could be your next home!

Accommodation

With a wall light and a uPVC panelled door with double glazed insert opening into:

Entrance Porch

With ceramic tiled flooring, a built-in double storage cupboard housing a wall mounted gas boiler and utility meters, glazed door into:

Entrance Hall

With doors to all rooms, stairs to first floor, loft hatch, radiator, door into:

Lounge

15'4" x 11'4" (4.674 x 3.474)

With pendant light, coving, double glazed window overlooking the rear garden, radiator, TV point, a traditional feature fireplace with stone hearth, mantle and gas point.

Breakfast Kitchen

10'8" x 9'10" (3.270 x 3.018)

Having dual aspect double glazed windows to front and side elevation, ceiling light ceramic tiled flooring, radiator, a comprehensive range of wall, base and drawer units with quartz style working surfaces over, incorporating a one-and-a-half bowl sink/drain unit with mixer tap and cupboard below, an integrated four ring gas hob with tiled splashback, integrated double oven, space and plumbing for automatic washing machine, a breakfast peninsular with space below for breakfast stools. handy storage cupboard, space for a fridge/freezer and tv point.

Dining Room

10'10" x 8'3" (3.321 x 2.521)

With radiator, coving, ample power points, pendant light, opening through into:

Conservatory

9'4" x 8'3" (2.852 x 2.519)

With double glazed windows to all sides, uPVC panelled door giving access to the rear garden, tiled flooring, power and ceiling blinds.

Bedroom One

11'4" x 11'4" (3.477 x 3.479)

A spacious principal room with double glazed window to front elevation, pendant light, coving, TV point, radiator, ample power points and a range of built-in double wardrobes with mirrored, panelled doors.





Bathroom

Having fully tiled walls throughout and complementary vinyl flooring, double glazed privacy window to side elevation, extractor point, ceiling lights a chrome heated towel rail and a white three-piece suite comprising of: a low-level push button Wc, pedestal hand wash basin with chrome taps plus a P-shaped bath with mixer tap and a separate, wall mounted mixer shower over with curved shower screen.

Bedroom Two

11'4" x 9'11" (3.473 x 3.045)

Open plan with double glazed window to front overlooking the green, radiator, ample power points, pendant light, TV point, door into:

Bedroom Three

11'4" x 10'1" (3.471 x 3.088)

With pendant light, double glazed window to rear elevation, radiator, ample power points and a range of built-in bedroom furniture to include: double wardrobes and overhead storage.

Externally

The front of the property is approached by a pair of decorative wrought-iron gates open out onto a block paved driveway in turn, providing tandem, off-road parking for several vehicles. The front garden has an established front lawn with specimen Acer and blossom trees, a laid to lawn and well stocked borders. Access to the rear can be made via decorative wrought iron side gate.

The rear garden enjoys a sunny, south-westerly aspect with a paved patio area providing ample space for garden furniture, a shaped laid-to lawn, a gravel pathway with stepping stones lead to the foot of the garden where there is a further raised seating area and additional paved patio, outside lighting and security lights, and a brick built garden wheelie bin/bike store.

Detached Garage

17'6" x 9'2" (5.340 x 2.810)

With single up-and-over door, dual aspect double glazed window to side and rear elevation, power and lighting.

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

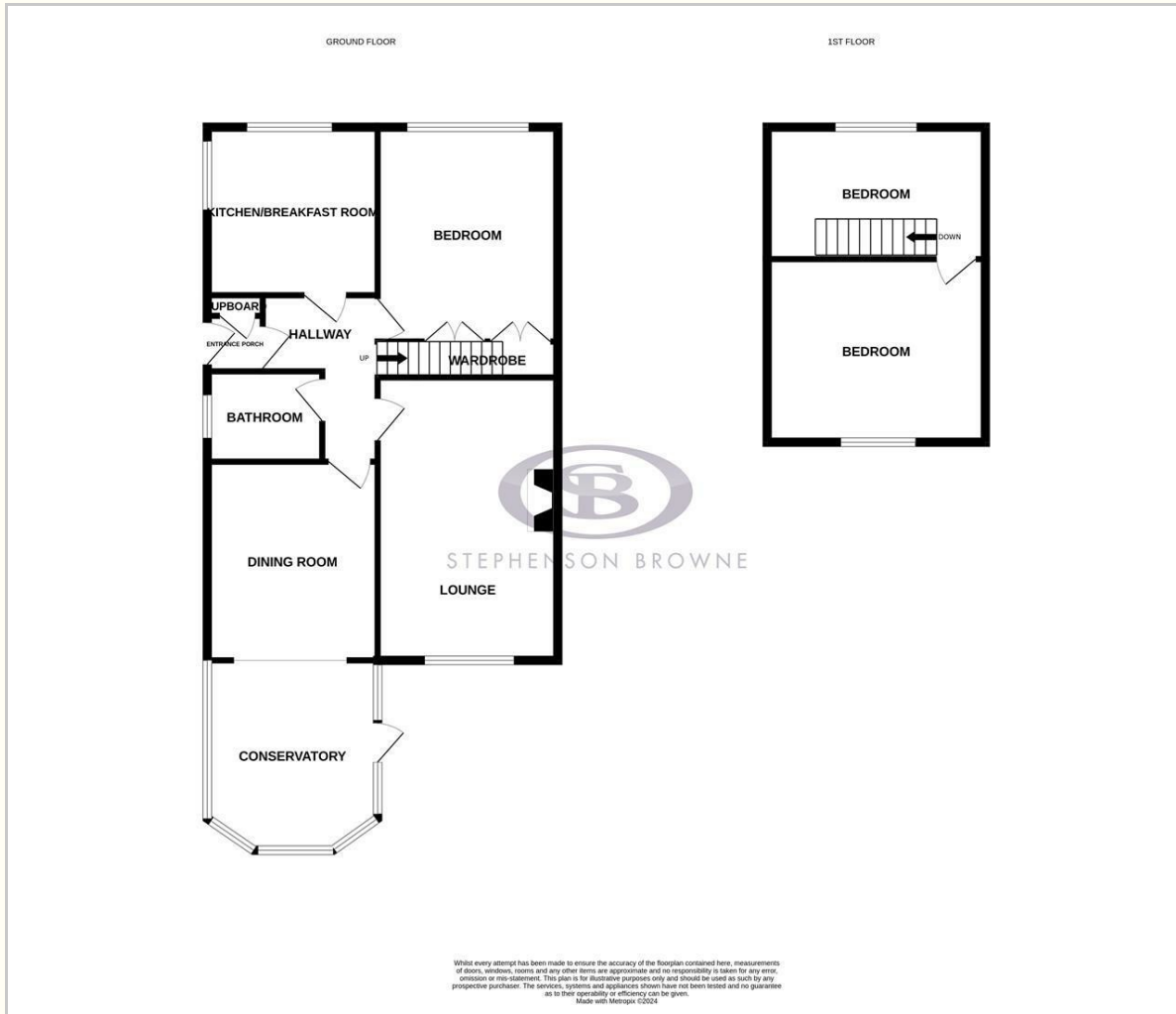
The council tax band for this property is C.

NB: Copyright

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Floor Plan



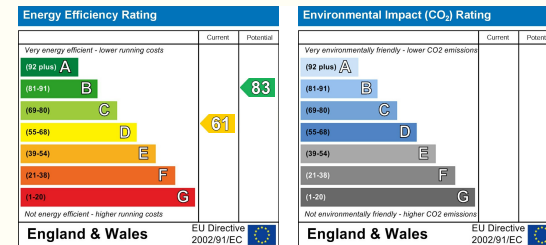
Viewing

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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