



**21 Dairylands Road**  
ST7 3EU  
**Guide Price £275,000**



3



1



1



C



STEPHENSON BROWNE



**NO ONWARD CHAIN & MODERNISED THROUGHOUT** - Stephenson Browne are delighted to offer the opportunity to acquire this fantastic, three bedroom semi-detached property on Dairylands Road. The property has undergone a complete transformation in more recent times by the current owner, offering well planned accommodation throughout of pleasing proportions, in excellent decorative order!

Accompanying the property are a number of features to note some of which include: modern double glazing throughout and gas central heating system, a new roof which was replaced in 2022 (both new tiles and breathable membrane), a spacious lounge with wood burning stove and timber mantle, a spacious open-plan kitchen/diner complete with a range of integrated appliances, stylish units and a pleasant aspect overlooking the rear garden.

To the first floor is a welcoming, light landing with access to all rooms, including two superb double bedrooms, and a well proportioned third single room. The bathroom has a remodelled, white three piece bathroom suite as well as a separate shower over the bath.

Externally, the property benefits from a driveway to provide conformable off-road parking for two cars and a mature front garden. There is an attached single garage with roller door to the front and a fantastic enclosed rear garden, perfect for any up-sizing family with its variety of seating areas and ornamental borders.

Contact Stephenson Browne today to book your viewing on this wonderful, wonderful home!

#### **Accommodation**

With a uPVC panelled door with double glazed window light to side, opening into:

#### **Entrance Hall**

With stairs to first floor, wooden style flooring, radiator, door into:

#### **Lounge**

11'10" x 14'11" (3.61 x 4.57)

With double glazed window to front elevation, wooden style flooring continued from the entrance hall, TV point, radiator, a feature fireplace with slate hearth and tiled surround housing a multi-fuel burning stove, pendant light, coving, opening leading through into:

#### **Open Plan Kitchen/Diner**

With ceiling lights, two double glaze windows overlooking the rear garden, radiator, wooden style flooring continue from lounge area, a range of wall, base and drawer units with working surfaces over incorporating a stainless steel sink/drainer unit with mixer tap, integrated induction hob with tiled splashback and extractor canopy over, integrated oven, space for freestanding fridge/freezer and a uPVC panelled door to side elevation.

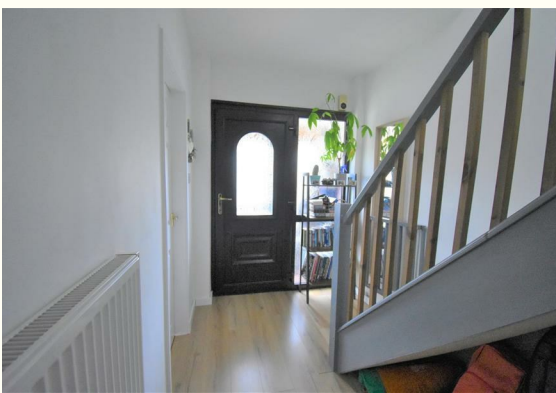
#### **First Floor Landing**

With doors to all rooms, exposed wooden flooring, double glazed privacy window to side, elevation, door into:

#### **Bedroom One**

10'4" x 12'4" (3.15 x 3.78)

A spacious double room with pendant light, double glazed window to front elevation, radiator.







#### **Bedroom Two**

10'7" x 10'7" (3.25 x 3.23)

With double glazed window to rear elevation, ceiling light, radiator and ample power points.

#### **Bedroom Three**

9'1" x 7'6" (2.79 x 2.29)

With double glazed window to front, ceiling light, radiator, ample power points and exposed wooden flooring.

#### **Family Bathroom**

With double glazed privacy window to rear elevation, partially tiled walls, heated towel rail, ceiling light, extractor point and a white three-piece suite comprising of: low-level pushbutton WC with concealed cistern, a round countertop porcelain hand wash basin with mixer tap and wooden surfaces plus a panelled bath with separate chrome mixer ashore over, being fully tiled where visible.

#### **Garage**

With electric roller door to front, power, lighting, a personal door to rear and a glazed window to rear elevation.

#### **Externally**

The property has a paved driveway to the front providing ample off-road parking for several vehicles, access to the rear can be located via pathway, leading around the side of the property via a secure gate giving access to the rear garden. There is a mainly laid-to lawn with well-stocked borders home to a number of established shrubs and plants and dwarf wall to front elevation.



The rear garden is tiered and fully enclosed with fenced boundaries to all three sides with a water point, a number of lawned sections with pleasant flower beds and borders. At the foot of the garden there is a paved patio area providing ample space for garden furniture to sit and relax during the summer evenings.

#### **Council Tax Band**

The council tax band for this property is C.

#### **NB: Tenure**

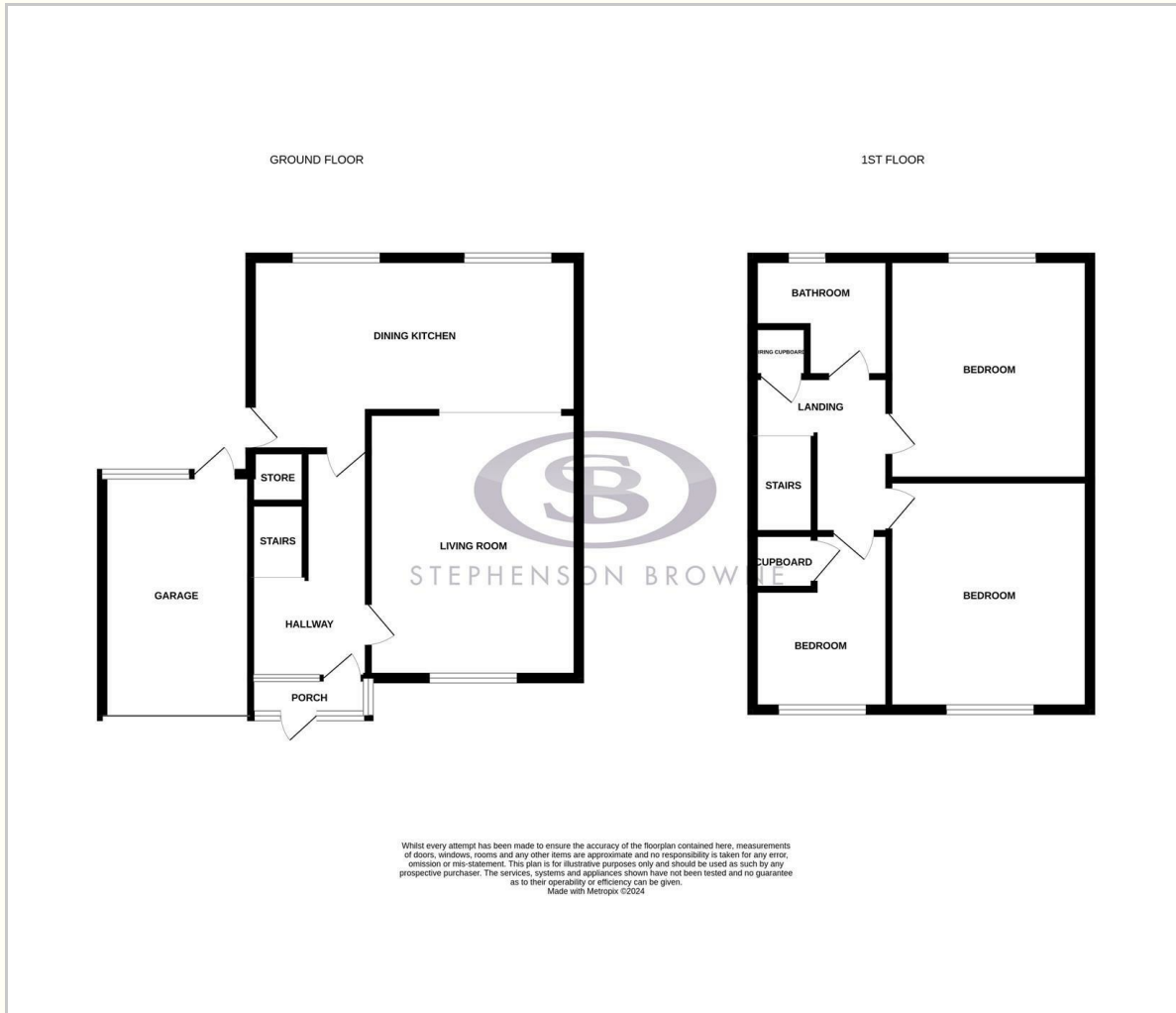
We have been advised that the property tenure is freehold, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

#### **NB: Copyright**

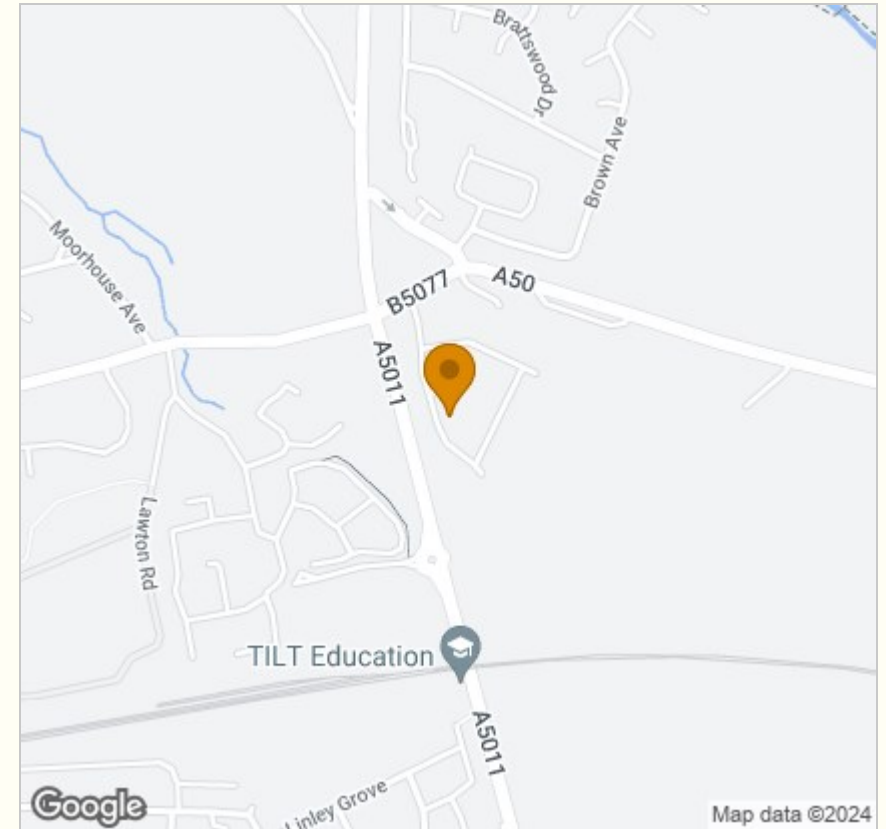
The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.



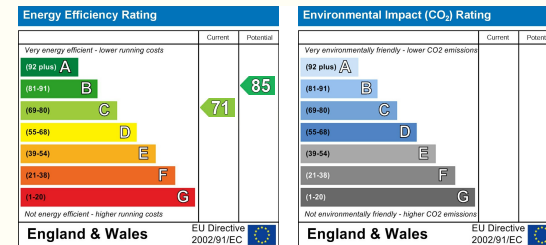
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to: Move with Us Ltd Average Fee: £123.64**

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW

T: 01270 883130 E: alsager@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk