



**8 Station Road**

ST7 8AR

**Guide Price £199,950**



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STEPHENSON BROWNE

Welcome to this fantastic THREE DOUBLE BEDROOM SEMI-DETACHED home on the quiet yet convenient Station Road, close to local schooling such as Sir Thomas Boughey Academy as well as Bignall End Village, along with all of the amenities it has to offer! In addition to offering generous internal accommodation, the property resides on a great plot with ample parking for family and guests as well as a lovely sunny South-East facing garden.

Internally you will find an entrance porch, hallway and sizeable lounge with feature log burner and large walk-in bay window letting in all the natural lighting! The kitchen diner stretches along the rear elevation, hosting a range of shaker style wall, base and drawer units, integral appliances such as Range style cooker as well as space for all other necessities! A brilliant extra to this room is the separate utility/storage where the current owner homes a washing machine and dryer. On from here is the conservatory providing access to the downstairs WC as well as the garden.

To the first floor are three impressive double bedrooms meaning this home is an ideal choice for a variety of buyers, whether you are taking your first step onto the ladder, an upsizing family, or even downsizing! Completing the internal aspect is a stunning family bathroom with marble tiling and three piece suite with over the bath shower.

One of the standout features of this lovely home is the ample parking space available for approximately four vehicles, a rare find in many properties. The south-east facing garden offers a tranquil outdoor space to relax and enjoy the sunshine.

Whether you are a growing family looking for a new home or a couple searching for a peaceful abode, this property is ready to move straight into, allowing you to settle in quickly and start enjoying all it has to offer. Don't miss out on this opportunity, call Stephenson Browne today to arrange your viewing!!



### **Porch**

With UPVC double glazed windows to all elevations, tiled flooring and door giving entry to:

### **Hallway**

With wood style flooring, UPVC double glazed window to side elevation, ceiling light fitting, stairs to first floor and door opening to:

### **Lounge**

14'6" x 12'5"

Boasting a walk-in UPVC double glazed bay window to front elevation, feature log burner with wooden mantle over and tiled hearth, wood style flooring, ceiling light fitting, picture rail, ample sockets, radiator, door accessing under the stairs storage cupboard and door to:

### **Kitchen Diner**

14'6" x 8'11"

Comprising of a range of shaker style wall, base and drawer units with wood effect working surfaces over, tiled splashbacks and integral appliances including: one and a half sink with drainer, 5-point gas Range style cooker with extractor over as well as having space/plumbing for a dishwasher and fridge freezer. With tiled flooring, ample sockets, two ceiling light fittings, radiator, two UPVC double glazed windows to rear elevation, door opening to the conservatory and door to:

### **Utility / Storage**

A handy space where the current owner stores the washing machine and dryer, also having tiled flooring, lighting and ample sockets.

### **Conservatory**

6'10" x 6'5"

With UPVC double glazed windows to all elevations, tiled flooring matching the kitchen diner, door to the garden and door giving entry to:

### **WC**

With a push flush WC, UPVC double glazed obscure glass window to side elevation, ceiling light fitting, tile effect flooring and tiled walls.

### **Landing**

With a ceiling light fitting, fitted carpet, UPVC double glazed window to side elevation and doors to all first floor rooms, including:

### **Principal Bedroom**

11'1" x 9'1"

A well sized principal with UPVC double glazed window to front elevation, fitted carpet, radiator, picture rail, ceiling light fitting and ample sockets.



### **Bedroom Two**

12'4" x 7'10"

Another fantastic double bedroom offering fitted carpets, picture rail, ample sockets, radiator, ceiling light fitting and UPVC double glazed window to rear elevation.

### **Bedroom Three**

9'7" x 8'11"

A generous third bedroom with UPVC double glazed window to rear overlooking the garden, fitted carpet, ceiling light fitting, radiator and ample sockets.

### **Bathroom**

9'2" x 6'3" (max measurements)

Having a push flush WC, hand basin incorporated within fitted high gloss storage unit and panelled bath with over the bath waterfall shower and glass screen. With marble tiling, UPVC double glazed obscure glass window to front elevation, chrome heated towel rail, ceiling light fitting and pattern tile effect flooring.

### **Externally**

To the front is a sizeable, easy to maintain cobbled driveway providing off road parking for multiple cars, along with a landscaped corner with lawn and decorative flowers, shrubs and bushes. There is a fence boundary with a side gate accessing the rear.

The rear garden enjoys a South-East aspect, hosting a patio ideal for seating or alternate outdoor furniture, laid to lawn with pathway up the centre, small pond and soil beds perfect for planting flowers and shrubs!

### **Council Tax Band**

The council tax band for this property is A

### **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.

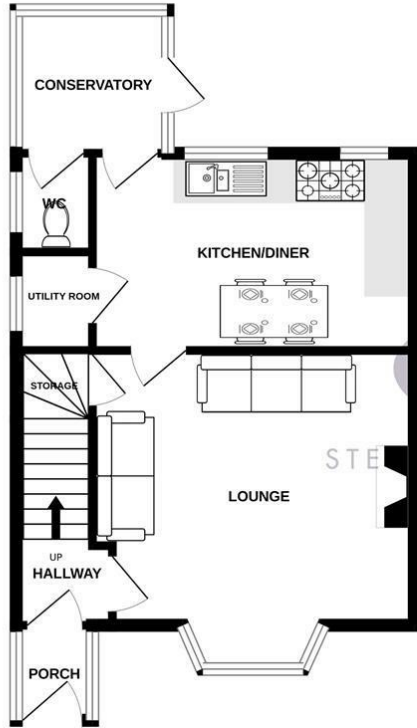
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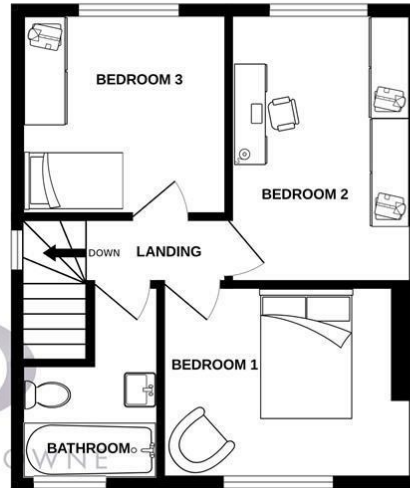


# Floor Plan

GROUND FLOOR



1ST FLOOR



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			71
(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 <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			
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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