



**32 Cherry Tree Avenue**

ST7 3EL

**Offers Over £205,000**



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STEPHENSON BROWNE



An immaculate three bedroom semi-detached Chalet style home, boasting beautiful gardens to front and rear providing a fantastic curb appeal! Located on Cherry Tree Avenue, facing the canal in Church Lawton you are conveniently located a short drive away from Alsager town, have access to great commuter links and you are positioned just a short walk from Church Lawton School.

This charming home has been meticulously kept throughout and offers a bright and spacious internal accommodation, briefly comprising of: welcoming entrance hallway, generous lounge with contemporary gas fireplace and bathroom with white three piece suite. Toward the rear is a lovely open plan kitchen/diner, with the dining area hosting ample room for a table to suit a family and the kitchen consisting of a arrange of wall, base and drawer units having an integral sink with drainer, oven and four point gas hob with extractor over! As well as this you will find space/plumbing for a washing machine, and space for a fridge.

To the first floor, the landing provides entry to all rooms, including an exemplary principal bedroom enjoying fitted wardrobes, a second double bedroom and a third well proportioned single that is currently utilised as a dressing room! Also to the landing space are two substantial storage cupboards, with one housing the boiler.

The property presents an attractive frontage, with landscaped front lawn, decorative shrubs and a driveway continuing to the side elevation and up to the detached garage. Externally the rear boasts a South-West aspect, and hosts a well maintained lawn with soil borders home to a range of decorative shrubs, bushes and plants.

To truly appreciate all that this wonderful home has to offer, viewings come highly recommended. Call Stephenson Browne today to arrange yours!

#### Hallway

Enjoying wood laminate effect flooring, ample sockets, radiator, ceiling light fitting, stairs to first floor, UPVC double glazed textured glass window to side elevation and doors to ground floor rooms, including:

#### Lounge

15'5" x 10'9" (4.70 x 3.30)

Having an attractive painted feature gas fireplace, fitted carpet, three wall lights, coving to the ceiling, UPVC double glazed window to front elevation, ample sockets and radiator.

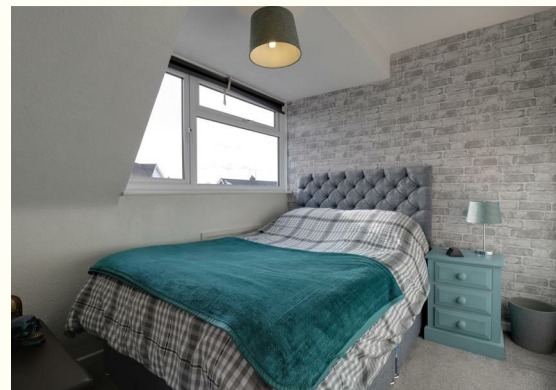
#### Dining Room

10'5" x 9'2" (3.20 x 2.80)

With a continuation of wood laminate effect flooring matching the hallway, UPVC double glazed window to rear elevation, ample sockets, ceiling light fitting, radiator and opening to:







### **Kitchen**

10'9" x 8'2" (3.30 x 2.50)

Comprising of a range of wall, base and drawer units with tiled splashbacks, granite style working surfaces over and integral appliances including: stainless steel sink with drainer, oven and a four point gas hob with extractor over. There is also space for a fridge and the space/plumbing for a washing machine. With tile effect flooring, ample sockets, ceiling strip light, UPVC double glazed window to rear elevation and UPVC door with double glazed obscure glass insert opening to the garden.

### **Bathroom**

6'10" x 5'10" (2.10 x 1.80)

With a push flush WC, hand basin incorporated in high gloss storage unit and panelled bath. Having partly tiled walls creating splashbacks, radiator, ceiling light fitting and UPVC double glazed obscure glass window to side elevation.

### **Landing**

With door to two handy storage cupboards, one housing the boiler, fitted carpet, ceiling light fitting and doors to all first floor rooms, including:

### **Principal Bedroom**

11'1" x 10'9" (3.40 x 3.30)

A generous principal bedroom enjoying extensive fitted wardrobes with sliding doors, UPVC double glazed window to front elevation, radiator, ample sockets, ceiling light fitting and radiator.

### **Bedroom Two**

9'2" x 7'10" (2.80 x 2.40)

Having fitted carpet, ample sockets, ceiling light fitting, UPVC double glazed window to front elevation, radiator and door to eaves storage.

### **Bedroom Three**

10'9" x 5'2" (3.30 x 1.60)

With a UPVC double glazed window to front elevation, radiator, fitted carpet, ample sockets and ceiling light fitting.

### **Council Tax Band**

The council tax band for this property is C.

### **NB: Tenure**

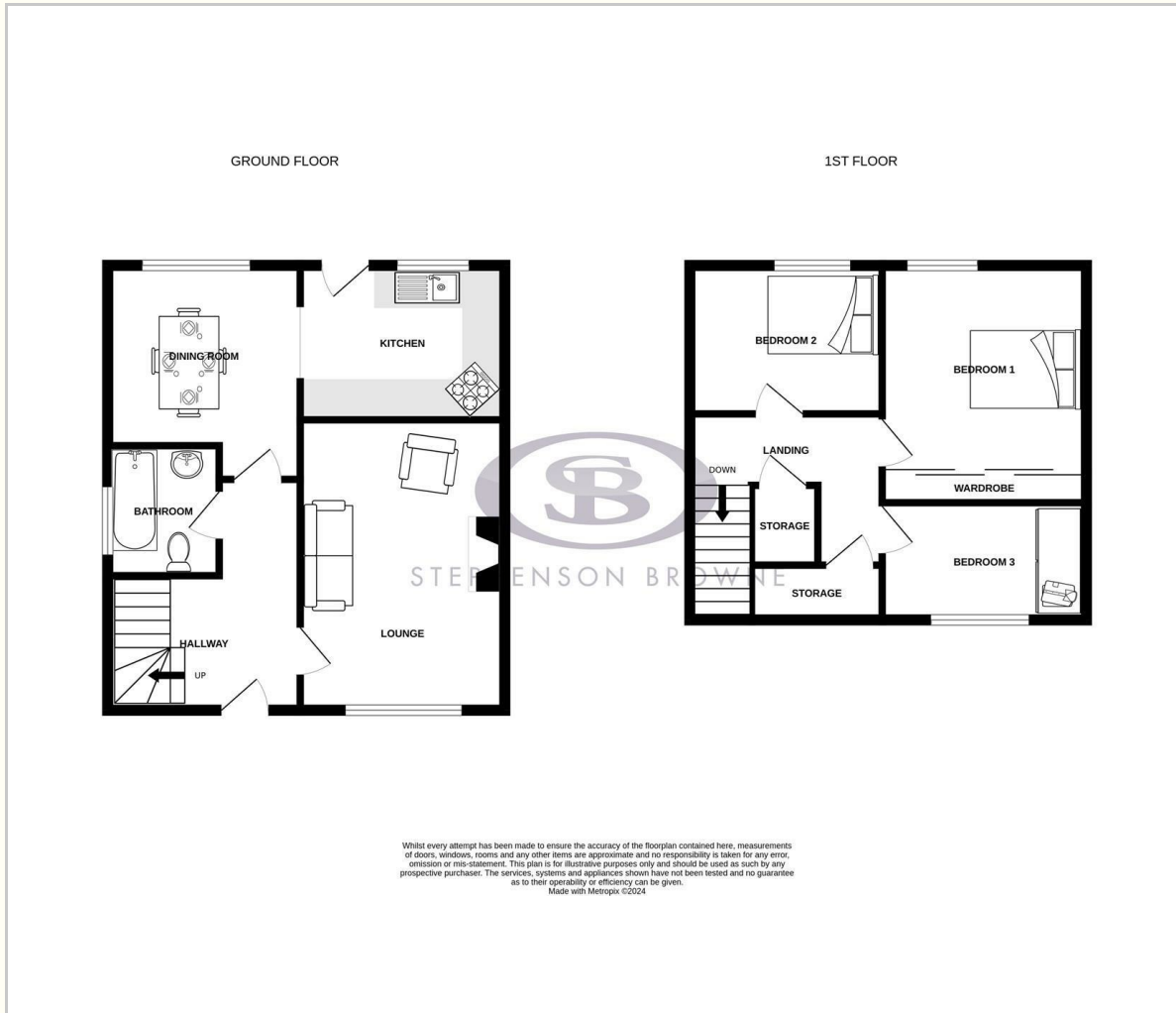
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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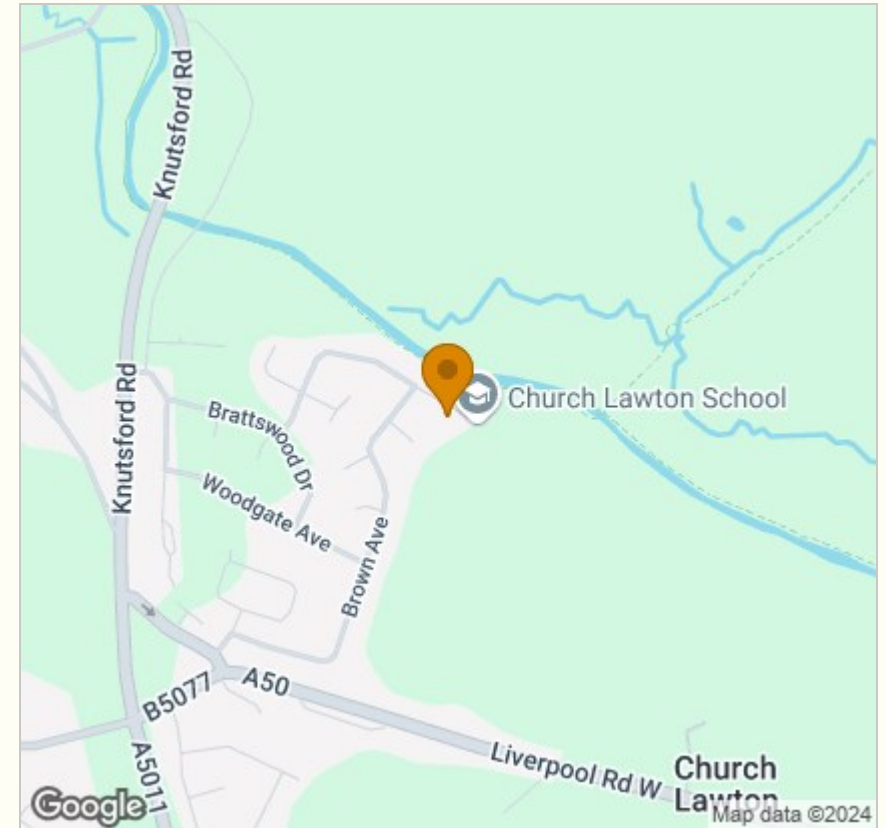
## Floor Plan



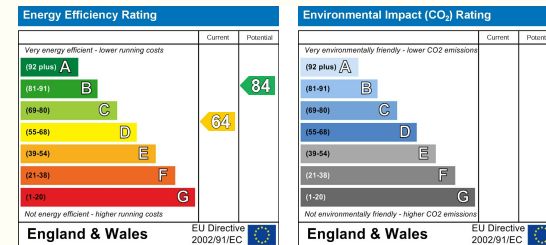
## Viewing

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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