



**5 Hellyar-Brook Road**

ST7 2YL

**Guide Price £310,000**



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STEPHENSON BROWNE



**GARAGE CONVERSION, REFITTED BATHROOM & EXCELLENT FAMILY ACCOMMODATION** - A fabulous family home enjoying a highly popular, established location just off Dunnocksfold Road which has been well kept and improved by the current owner to provide versatile living accommodation throughout which has been redecorated in more recent months.

Accompanying the property are a number of features to note, some of which include: Double glazing throughout, a recently installed gas central heating boiler, a spacious lounge with feature fireplace, dining room with patio doors to the garden, a fitted kitchen incorporating an oven, hob and extractor with separate utility room and a garage conversion which has created a separate family/reception room. The first floor has a landing with useful airing cupboard, three generous double bedrooms with the principal room enjoying recently upgraded en-suite facilities and built-in wardrobes along with a stylish, new upstairs family bathroom suite.

Externally, the property enjoys ample family parking to the front via a gravel driveway & established gardens to the rear which have a good degree of privacy and would be perfect for alfresco dining during the summer months!

Internal inspection is highly advised to appreciate all of the attributes that this wonderful family home has to offer.

#### Accommodation

Having a canopied entrance porch with wall light and a composite panelled entrance door with double glazed insert opening into:

#### Entrance Hall

With stairs to first floor, ceiling light, coving, radiator, thermostat, door into:

#### Lounge

16'4" (into bay) x 11'7" (4.995 (into bay) x 3.550)  
With double glazed bay window to front elevation, ceiling light, coving, wood effect laminate flooring, TV point, telephone point, radiator, dado rail, a feature Adam style fireplace having a natural stone and a hearth and surround housing a living flame gas fire, door into:

#### Dining Room

9'3" x 8'7" (2.826 x 2.632)  
With wood effect laminate flooring continued from the lounge, double glazed sliding patio doors leading to rear garden, radiator, ample power points, ceiling light, coving, door into:

#### Kitchen

9'11" x 9'6" (3.036 x 2.920)  
With double glazed window to rear, four point ceiling light, wood effect flooring, built-in storage cupboard/pantry, radiator, a range of wall, base and drawer units having granite effect working surfaces over, incorporating a one and a half bowl stainless steel sink/drainage unit with mixer tap, tiled splashback and cupboard below, an integrated four ring gas hob with extractor hood above and oven below, space and plumbing for automatic washing machine, space for freestanding fridge/freezer, door into:

#### Inner Lobby

With double glazed panelled door to side elevation, ceiling light, access to the family room, door into:

#### WC

With double glazed window to rear, ceiling light, radiator, low-level WC and wall mounted hand wash basin with chrome taps and tiled splashback

#### Family Room

16'1" x 7'6" (4.905 x 2.297)  
Having double glazed window to front elevation, pendant light, ample power points, telephone point and a cupboard housing a wall mounted gas boiler serving central heating and domestic hot water systems.





#### **First Floor Landing**

With doors to all rooms, pendant light, radiator, access to loft space via loft hatch, a built-in storage cupboard housing a hot water cylinder, door into:

#### **Bedroom One**

11'9" x 11'7" (3.601 x 3.544)

A spacious master bedroom having double glazed window to front elevation, pendant light, radiator, ample power points, built-in wardrobe having mirrored sliding doors, telephone point, TV point, built-in over stairs storage cupboard/wardrobe, door into:

#### **Ensuite**

With extractor point, double glazed window to front elevation, radiator, tile effect flooring with complimentary ceramic wall tiling throughout and a white three-piece suite comprising of: A low-level push button WC, pedestal hand wash basin with chrome mixer tap and tiled splashback along with a walk-in shower cubicle having bi-folding doors housing a wall mounted Mira mixer shower being fully tiled where visible.

#### **Bedroom Two**

9'3" x 8'2" (2.824 x 2.514)

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

#### **Bedroom Three**

14'2" x 7'8" (4.333 x 2.345)

A well proportioned third double bedroom having dual aspect double glazed windows to front and rear elevation, pendant lights, coving, dado rail, radiator and ample power points.

#### **Bathroom**

A recently refitted bathroom suite with inset spotlights, double glazed privacy window to the rear, fully tiled walls with complementary floor tiles throughout, a counter-top WC with concealed cistern, a vanity hand wash basin with chrome mixer tap and a panelled bath with chrome taps and separate shower over.

#### **Externally**

The front of the property is approached via a gravel driveway in turn providing invaluable off-road parking for several vehicles with mature hedge borders and access to the rear can be made via a secure side gate.

The rear garden is enclosed and enjoys an excellent degree of privacy having a block paved patio area providing ample space for garden furniture, water point, wall light, a laid to lawn with well-stocked borders to all three sides housing a variety of trees, shrubs & plants, an outside garden store and a further paved seating area at the foot of the garden.

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#### **NB: Tenure**

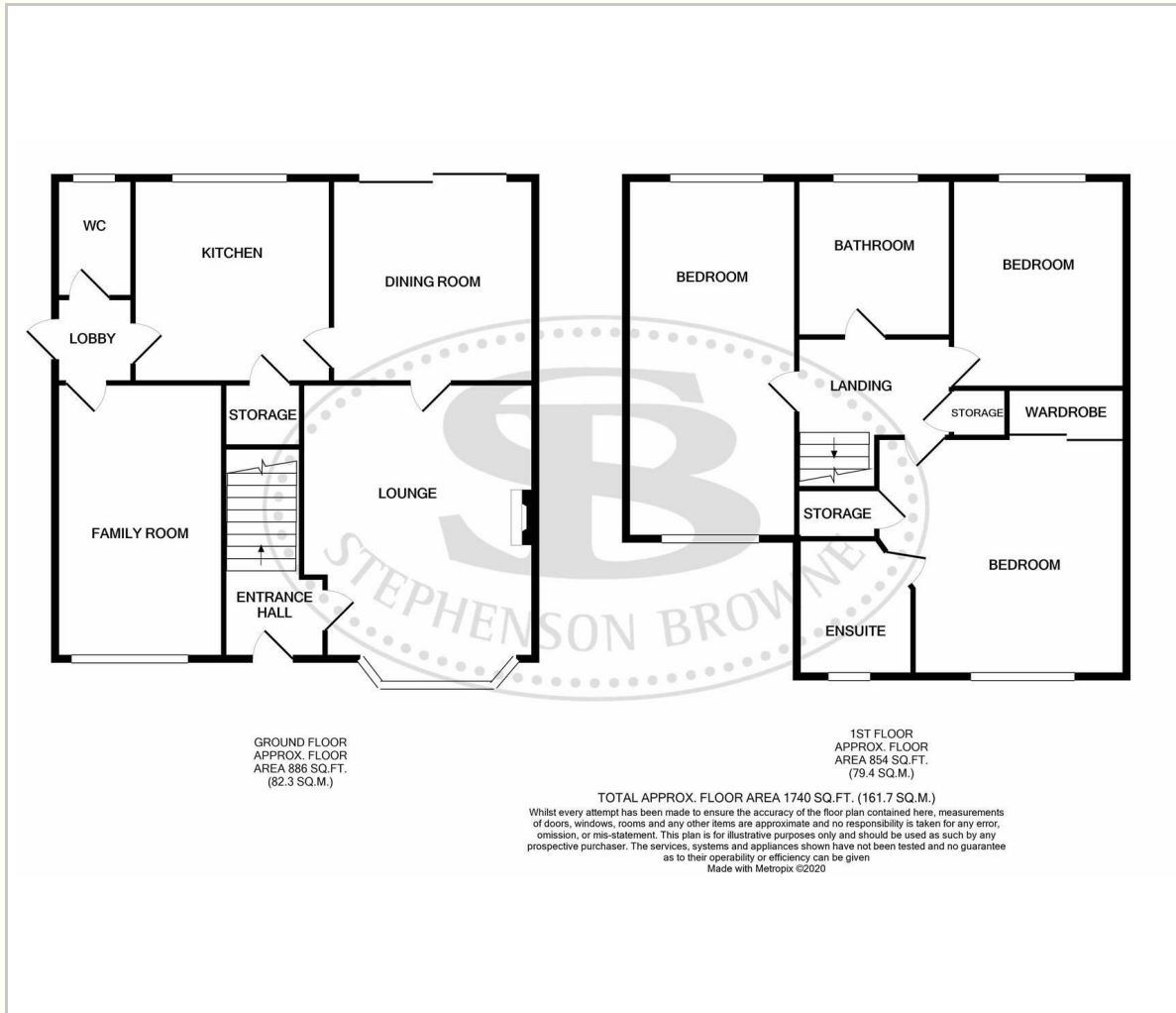
We have been advised that the property tenure is freehold, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

#### **Council Tax Band**

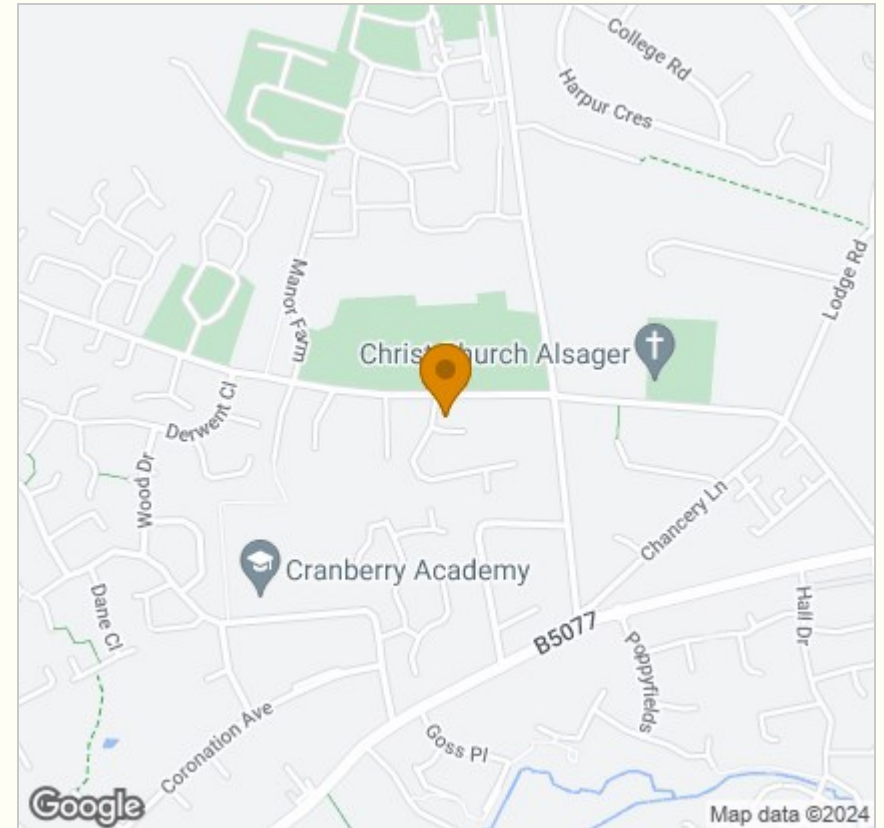
The council tax band for this property is D.



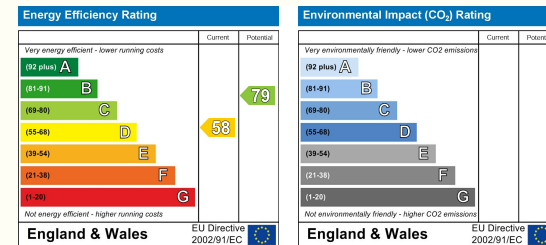
## Floor Plan



## 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.

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