



5 Church Road

ST7 2HB

Guide Price £775,000



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STEPHENSON BROWNE

FANTASTIC POSITION ONTO ALSAGER MERE - VICTORIAN FAMILY HOME - Welcome to 'Kenmere', a highly impressive four bedroom semi-detached home located on Church Road, one of the most popular roads in Alsager. Dating back to the 1890s, this incredible Victorian property boasts the perfect blend of tradition with a modern twist, and enjoys a fantastic position backing onto Alsager Mere.

As you step inside, you are immediately greeted by Minton tiling and stained glass windows in the hallway, with access to the lounge, utility room and the versatile open-plan dining/family room - an ideal space for entertaining guests or relaxing with family. Located off here is the kitchen, possessing bifold doors opening to the garden, and hosting a range of units and integral appliances, including Range cooker. To the first floor is a generous landing space, with access to all rooms including: principal bedroom overlooking the Mere views and enjoying it's own en-suite, two more exceptionally spacious double bedrooms, a well proportioned single room and a stunning family bathroom with four piece suite.

The current owners have done a wonderful job of updating the property, whilst still in keeping with the history, yet there is still so much potential at Church Road. A fantastic addition is the external studio/office which could be altered to become an annex if desired! There is also granted planning permission to extend out further, including garden room and front porch, as well as venturing up to provide a third floor creating a master suite with wardrobe and bathroom.

Another standout feature of this property is, of course, the stunning view overlooking Alsager Mere, providing a picturesque backdrop to your everyday life. Imagine waking up to the tranquil water every morning! It's also worth mentioning that parking will never be an issue, with space for approx. four vehicles, ensuring convenience for you and your guests.



Viewings come highly recommended to appreciate this outstanding home! Call Stephenson Browne today to arrange yours!

Hallway

Enjoying Minton tiled flooring, coving to the ceiling, original stained glass window to side elevation and surrounding the front door, cast iron radiator, ample sockets, ceiling light fitting, stairs to first floor and doors accessing the open-plan dining space, the utility room and:

Lounge

Boasting a walk-in bay window with single sash panes and stained glass inserts, gas feature fireplace, fitted carpet, coving to the ceiling, picture rail, cast iron radiator, ample sockets, ceiling light fitting, two wall light fittings and cupboard housing the electric unit.

Open-Plan Dining / Family Room

With solid wood flooring, coving to the ceiling, picture rail, cast iron radiator, log burner style gas fire, ample sockets throughout, four ceiling light fittings, two timber double glazed windows to side elevation, two single sash windows to rear elevation and door into:

Kitchen

Hosting a range of wall, base and drawer units with cherry oak working surfaces over, tiled splashbacks, integral appliances including: Belfast sink, Range cooker and dishwasher. With solid wood flooring, timber double glazed windows to both side elevations, three pendant light fittings, ample sockets, door with stained glass inserts opening to the side elevation and patio, and bi-fold doors to the rear taking you out onto the garden.

Utility Room

With additional working surfaces, space/plumbing for a washing machine and dryer, plenty of storage, tiled flooring, single sash window to front elevation, ceiling light fitting, ample sockets and door leading to the cellar.

Landing

With stair runner, fitted carpet, single sash window to front elevation, ample sockets, access into the loft room via hatch as well as entry to other first floor rooms, including:

Principal Bedroom

Enjoying a double glazed sash window with views to the garden and overlooking the Mere, wood style laminate flooring, ceiling light fitting, cast iron radiator, ample sockets, extensive fitted wardrobes and pocket doors to:

En-suite

Planned with convenience in mind, the en-suite is separated into WC / shower room.

Having a push flush WC with partly tiled walls, wood style laminate flooring, underfloor heating, ceiling light fitting and UPVC double glazed obscure glass window to side elevation.

Also having a hand basin incorporated within vanity unit, shower with glass screen, tiled walls, wood style laminate flooring, underfloor heating, ceiling light fitting and UPVC double glazed obscure glass window to side elevation.

Bedroom Two

Possessing original wood flooring, two single sash windows to front elevation, cast iron radiator, picture rail, ceiling light fitting and ample sockets.

Bedroom Three

Another excellent double room with original wood flooring, picture rail, ample sockets, ceiling light fitting, cast iron radiator and single sash window to rear elevation overlooking the Mere.



Bedroom Four

Having single sash window to front elevation, cast iron radiator, original wood flooring, picture rail, ceiling light fitting, ample sockets, fitted wardrobe and feature ceiling beams.

Bathroom

With a high level pull chain WC, pedestal hand basin, cast iron free standing bath with attached showerhead as well as walk-in shower with glass screen/door and tiled surrounds. Having original wood flooring, panelling to the walls, single sash window overlooking Mere views, ceiling light fitting and handy inbuilt storage unit with integral shelving.

Loft Room

Currently stretching the width of the house, boarded with Velux windows, boiler and a huge amount of eaves storage. The current granted planning provides the potential to create a fantastic principal suite with wardrobe and shower room. There is also additional loft space above the second bedroom, which could also be boarded and used as storage if desired! (subject to building regulations)

Cellar

With lighting, a fantastic storage space.

Potential Annex:

Currently consisting of hallway, studio, office and WC - subject to planning could make a separate annex, tailored to your needs!

Hallway

With two door access (via garden and side patio), lighting, ample sockets, doors to:

WC

With a push flush WC, hand basin and lighting.

Studio

A brilliant size with three UPVC double glazed windows to side elevation, one UPVC double glazed window to front elevation, lighting and ample sockets.

Office

Located at the back of the studio with separate access via French doors at the rear elevation, two UPVC double glazed windows to side elevations, lighting and ample sockets.

Council Tax Band

The council tax band for this property is F

NB: Tenure

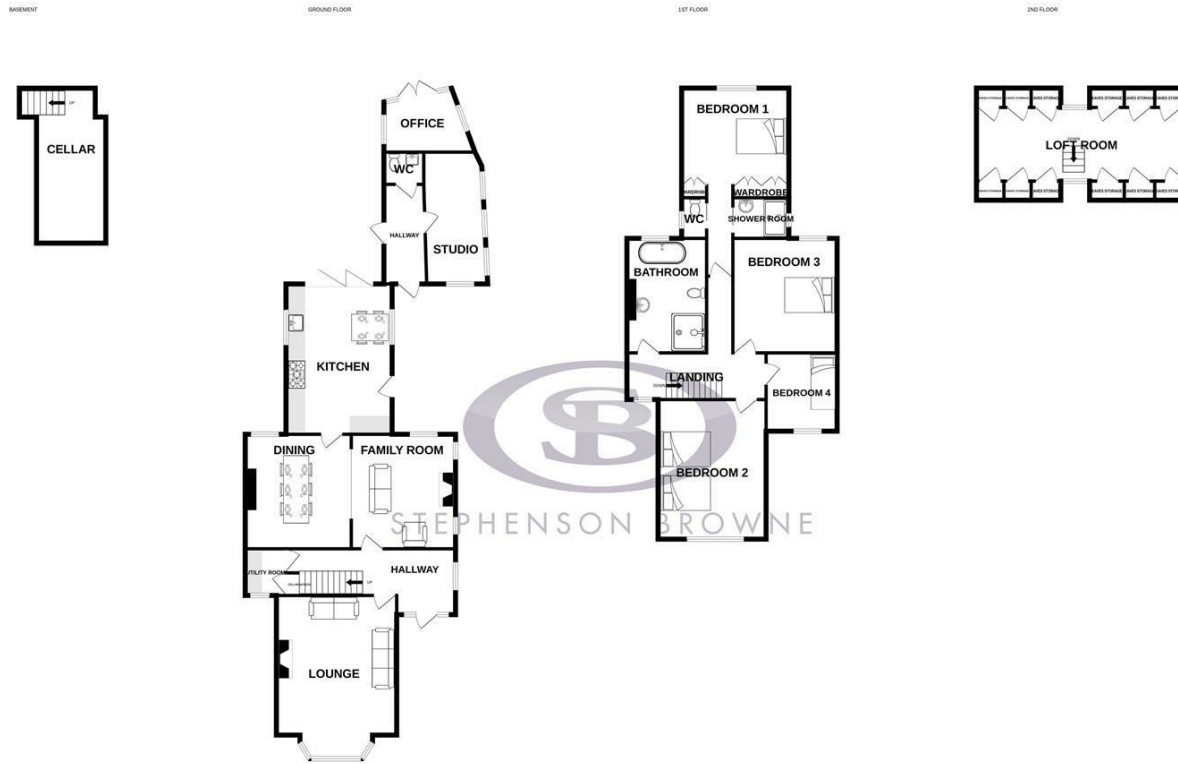
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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Floor Plan



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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 55	Potential: 80
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
Current: 55	Potential: 80
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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13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk