



13 Caldy Road

ST7 2BB

Offers In Excess Of £310,000



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STEPHENSON BROWNE

***Up to £2500 towards Stamp Duty* DETACHED FAMILY HOME WALKING DISTANCE FROM ALSAGER CENTRE - NO ONWARD CHAIN -** Positioned on the favourable Caldy Road is this fantastic, three well sized bedroom detached family home with a superb curb-appeal and a sizeable rear garden. It is ideally located close to the well renowned local schools, town centre and commuter links.

An entrance hallway leads to the superb open plan lounge and dining area, the perfect space for relaxing with family or entertaining guests, especially with the two UPVC double glazed patio doors leading to the rear garden. With the kitchen to the front aspect completing the ground floor, it offers a range of gloss fitted units, plenty of work surfaces and hosts access to the side of the property, where the current owner has utilised the space to create a private seating area. Upstairs there are three good sized bedrooms and a family bathroom with a separate W/C.

Off road parking is provided via a gravelled driveway and garage, but the real surprise here is the rear garden, which is a fantastic size and offers an excellent amount of privacy, ideal for families with children and/or pets who want to enjoy the best of the summer weather!

Caldy Road is perfectly placed for the wealth of amenities within Alsager, with several schools including Pikemere County Primary School, Alsager School and Alsager Highfields Foundation Primary School all within close proximity. Commuting links such as the M6, A500 and A34 are also within easy reach.

A superb family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.

*Subject to T&Cs



Entrance Hall

Laminate flooring, two UPVC double glazed windows and front door, ceiling light point, radiator, under stairs storage cupboard.

Open Plan Lounge/Diner

19'11" x 13'11"

Lounge area - Part fitted carpet, part laminate flooring, ceiling light point, radiator, UPVC double glazed patio doors, opening into;

Dining Area

16'4" x 7'6"

Laminate flooring, UPVC double glazed patio doors, radiator, ceiling light point.

Kitchen

12'8" x 7'6"

Tiled flooring, tiled walls, UPVC double glazed window and side door, three ceiling light points, one and a half bowl stainless steel sink with drainer, wall and base units providing ample storage, space and plumbing for appliances, cooker hood.

Landing

A galleried landing with fitted carpet, UPVC double glazed window and ceiling light point.

Bedroom One

10'4" x 9'9"

Minimum measurements to front of Fitted Wardrobes - fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Two

10'0" x 9'9"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, recess for wardrobes.

Bedroom Three

10'9" x 8'1"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom

7'8" x 6'1"

Laminate flooring, UPVC double glazed window, ceiling light point, towel radiator, tiled walls, pedestal wash basin, bath, shower cubicle.

Separate W/C

5'0" x 2'7"

Laminate flooring, UPVC double glazed window, ceiling light point, W/C.



Outside

To the front of the property is a gravelled driveway with a lawn and side access to a seating area and utility outbuilding. The well-proportioned rear garden features a lawn, patio and decked areas with mature border shrubs, offering an excellent degree of privacy and ideal for families with children and/or pets!

Garage

A single garage with up and over garage door.

Council Tax Band

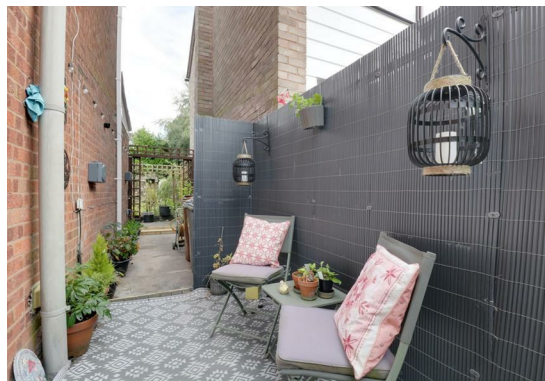
The council tax band for this property is D.

NB: Tenure

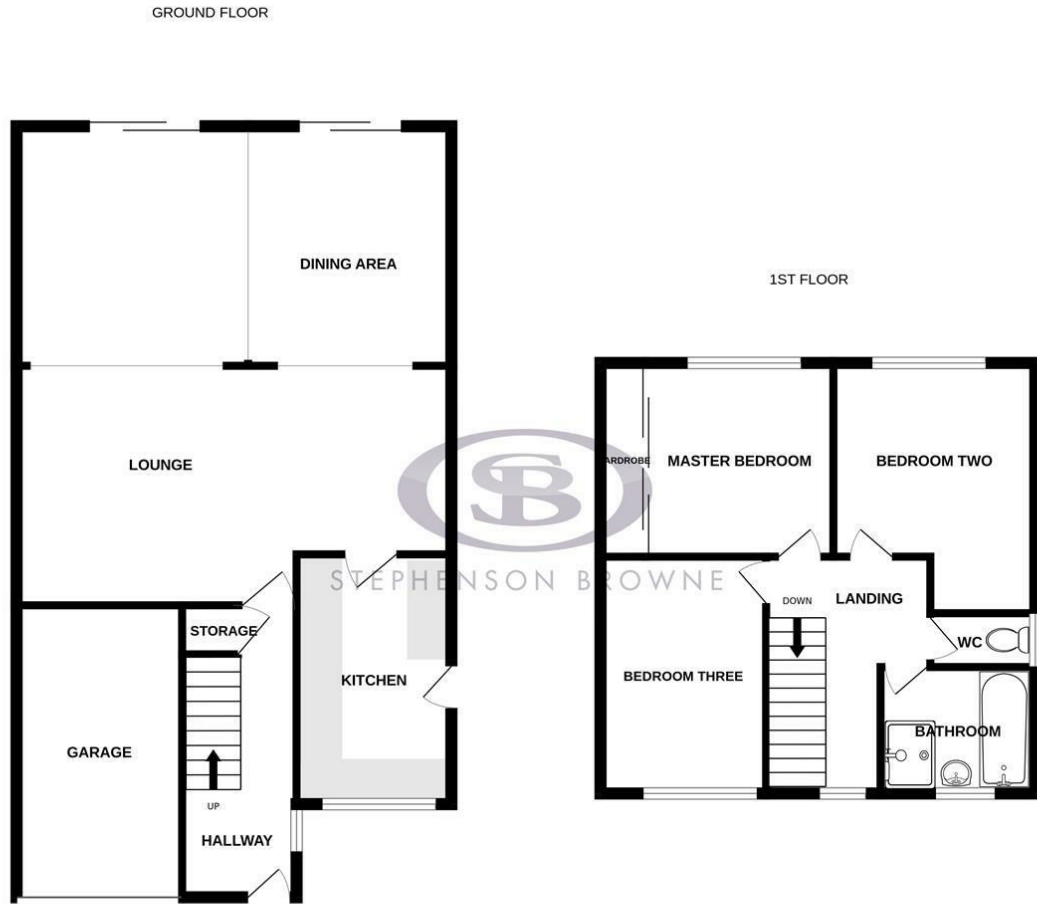
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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		Current	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			
England & Wales		EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		Current	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			
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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