




STEPHENSON BROWNE
FOR SALE
www.stephensombrowne.co.uk
01270 883130

46 Ian Road

ST7 4PW

Offers In The Region Of £158,950



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STEPHENSON BROWNE

HUGE GARDEN & NO ONWARD CHAIN - Located in a popular residential area on the edge of Newchapel, this mature **THREE BEDROOM** semi-detached property offers access to plenty of local amenities and is close a range of both primary and secondary schooling. The property does require some form of cosmetic modernisation internally however, offers the perfect opportunity for a discerning buyer to place their mark on a sizeable traditional home!

Accompanying the home are a number of features to note some of which include: double glazing throughout, gas central heating with modern combination boiler, a large lounge with feature, Adam style fireplace, a refitted kitchen with contemporary high gloss units, a downstairs WC and separate downstairs shower room.

Upstairs, there are three bedrooms, with the main room enjoying built-in robes and a pleasant, elevated aspect. Bedroom two can also accommodate a double bed along with a versatile, third single room.

The outside space of this property is unparalleled, with a generous and established rear garden, benefiting from a superb degree of privacy. To the front, you will find steps leading up to the canopied entrance and an easy to maintain ornamental garden.

To appreciate the property's true size, rear garden and location, early viewings are highly recommended!

Entrance Hall

UPVC double glazed front door and window, ceiling light point.

Lounge/Diner

19'3" x 12'6" (5.883 x 3.824)

Fitted carpet, UPVC double glazed window, two ceiling light points, radiator, gas fire, pantry/under stairs storage cupboard.

Kitchen

8'4" x 7'4" (2.564 x 2.240)

Vinyl tile effect flooring, ceiling strip light, radiator, UPVC double glazed window, tiled splashback, stainless steel sink with drainer, integrated oven and hobs.

Shower Room

8'5" x 4'8" (2.580 x 1.425)

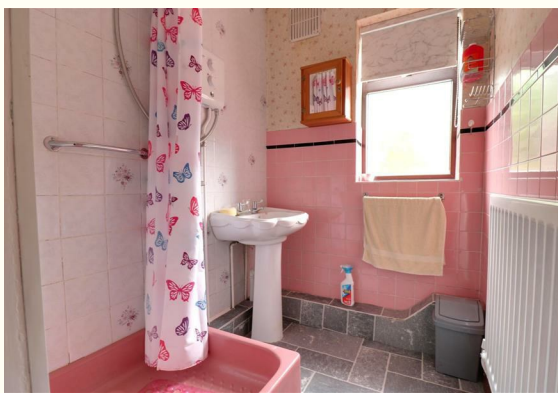
Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, radiator, part tiled walls, wash basin, shower tray with curtain, airing cupboard.

Rear Hall

UPVC double glazed rear door, tiled walls, vinyl tile effect flooring.

Downstairs W/C

Vinyl tile effect flooring, tiled walls, UPVC double glazed window, W/C.





Landing

Fitted carpet, UPVC double glazed window, ceiling light point, loft access.

Bedroom One

11'4" x 10'11" (3.455 x 3.351)

Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator, fitted wardrobes, Baxi combi gas central heating boiler.

Bedroom Two

10'0" x 9'3" (3.050 x 2.825)

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

Bedroom Three

6'11" x 6'2" (2.129 x 1.894)

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

Externally

To the front of the property is a slate and gravelled garden with shrubs and a paved path with timber retaining fence. The rear garden features patio and gravelled areas, with a further lawn and mature border shrubs - offering an excellent degree of privacy and larger than you may expect!

Council Tax Band

The council tax band for this property is B.

NB: Tenure

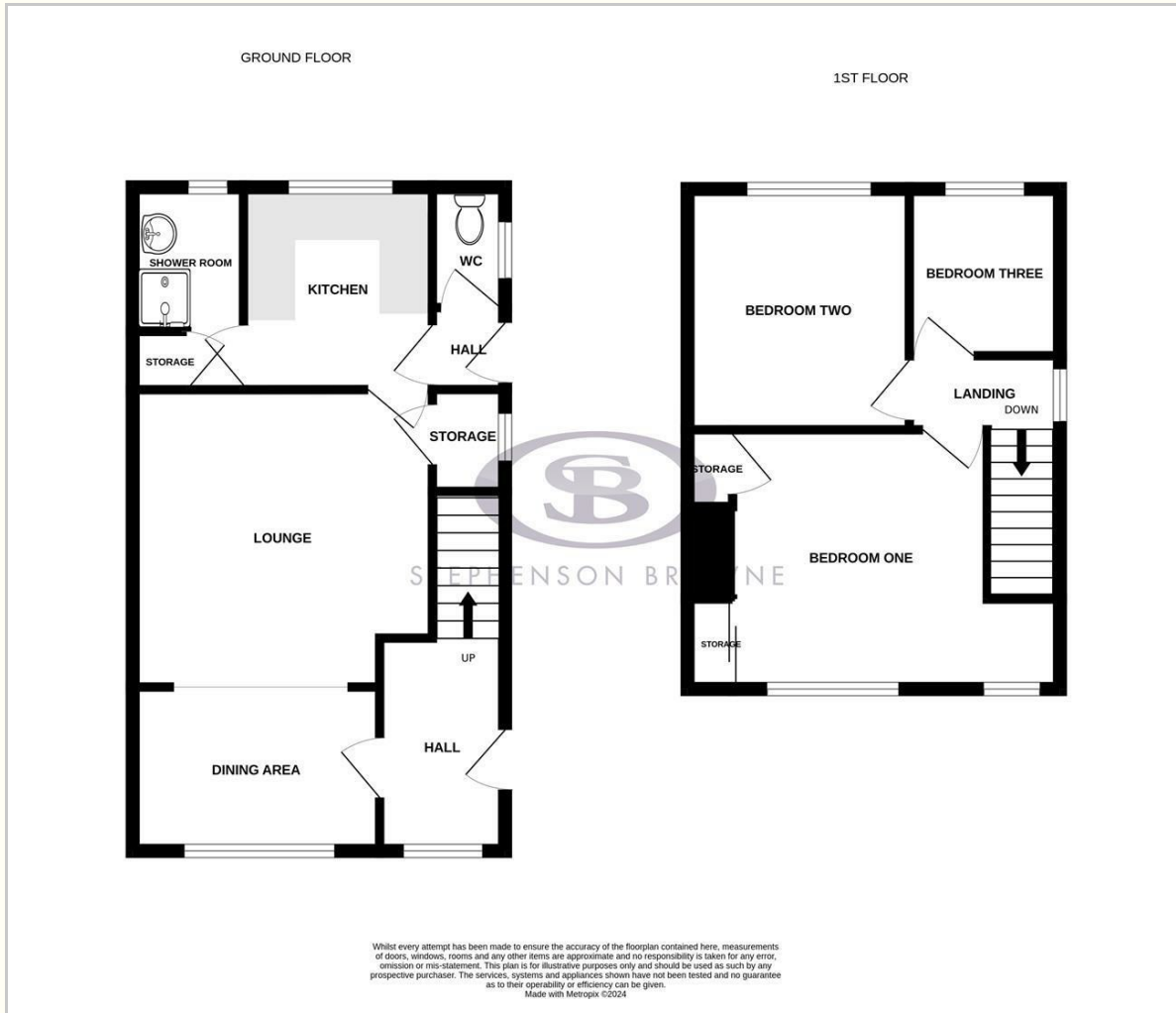
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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Floor Plan



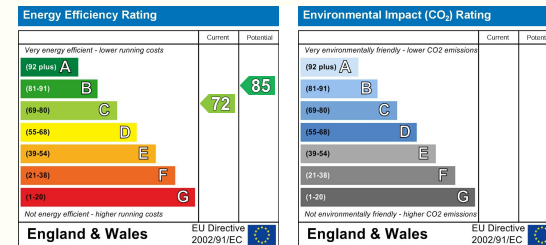
Viewing

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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