



4 Chestnut Avenue
ST7 3TF
Guide Price £220,000



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STEPHENSON BROWNE

DETACHED BUNGALOW WITH NO ONWARD CHAIN! A superb opportunity to acquire a two bedroom, detached true bungalow situated on the ever popular, Chestnut Avenue in Rode Heath. The property enjoys a pleasant position within the village and benefits from attractive gardens, driveway, attached garage and being located just a short walk away from a variety of village amenities that Rode Heath has to offer such as a bus stop, post office, public house and some stunning canal-side walks where you can enjoy the fabulous Cheshire countryside just a moments stroll from your front door.

Accompanying the bungalow are a number of features to note, some of which include: Double glazing throughout, a good size lounge with bay-window and electric feature fireplace, a 'shaker-style' fitted kitchen incorporating space for a number of white goods, a generous main bedroom which has built-in mirrored wardrobes and can easily accommodate a double bed, a versatile second bedroom and a modern shower room complete with white sanitary suite.

Externally, the property has a driveway to the front providing invaluable off road parking, an attached garage with power & lighting and established gardens to both front and rear, with the rear being of particular mention due to its manageable size and having a good degree of privacy.

To fully appreciate the bungalows position in the village, rear garden and many favourable attributes, early viewing is advised.

Accommodation

With a wall light and a uPVC panelled entrance door with decorative double glazed insert, opening into:

Entrance Porch

With inset spotlighting, radiator, door into:

Lounge

16'3" x 10'7" (4.959 x 3.245)

With double glazed window to front elevation, two radiators, TV point, ample power points, coving, pendant light, a feature fireplace having tiled hearth and decorative surround housing an electric ornate fire, a wall mounted thermostat, door into:

Kitchen

9'6" x 8'6" (2.901 x 2.591)

With ceramic tiled flooring, double glazed window overlooking the rear garden, ceiling light, telephone point, radiator, a range of wall, base and drawer units having quartz style working surfaces over incorporating a stainless steel sink/drainer mixer tap and cupboard below, space and plumbing for automatic washing machine, space for freestanding cooker with tiled splashback and extractor hood over, under cupboard lighting and space for an under-counter fridge.

Inner Hall

With doors to all rooms, radiator, access to loft space via loft hatch ladders, door into:

Bedroom One

9'6" x 8'10" (to front of wardrobe) (2.898 x 2.711 (to front of wardrobe))

A spacious double room with double glazed window overlooking the rear garden, pendant light, ample power points, radiator and a range of built-in wardrobes having mirrored sliding doors.





Bedroom Two

10'7" x 9'6" (3.232 x 2.906)

A versatile and well appointed second bedroom having dual aspect double glazed windows to front and side elevation, ample power points, radiator and a pendant light.

Shower Room

With ceiling light, extractor point, double glazed frosted window to side elevation, fully tiled walls with complementary vinyl flooring, a wall mounted heated towel rail and a white three piece suite comprising of: a low-level WC, a pedestal hands wash basin with mixer tap and tiled splashback, a walk-in shower having double width tray and glazed splashback housing a wall mounted electric mixer shower, being tastefully tiled where visible.

Attached Garage

17'11" x 8'0" (5.463 x 2.439)

With single up-and-over door, power, lighting, glazed window to rear, shelving and a wall mounted gas boiler serving central heating and domestic hot water systems.

Externally

The bungalow is approached via a paved driveway leading to the garage in turn providing ample off road parking, there is a established front garden with a laid-to lawn, dwarf wall to the front and well-stocked borders housing a number of mature trees and plants



The rear garden is fully enclosed and has a very good degree of privacy with a paved patio area providing ample space for garden furniture, a water points and external power points, security light, a shaped laid-to lawn with stepping stones leading to the foot of the garden with a further paved hardstanding and greenhouse, an ornate garden pond, further raised decked seating area and shaped, colourful borders housing a number of mature shrubs and plants. Access to the front can be made via either side of the property.

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.

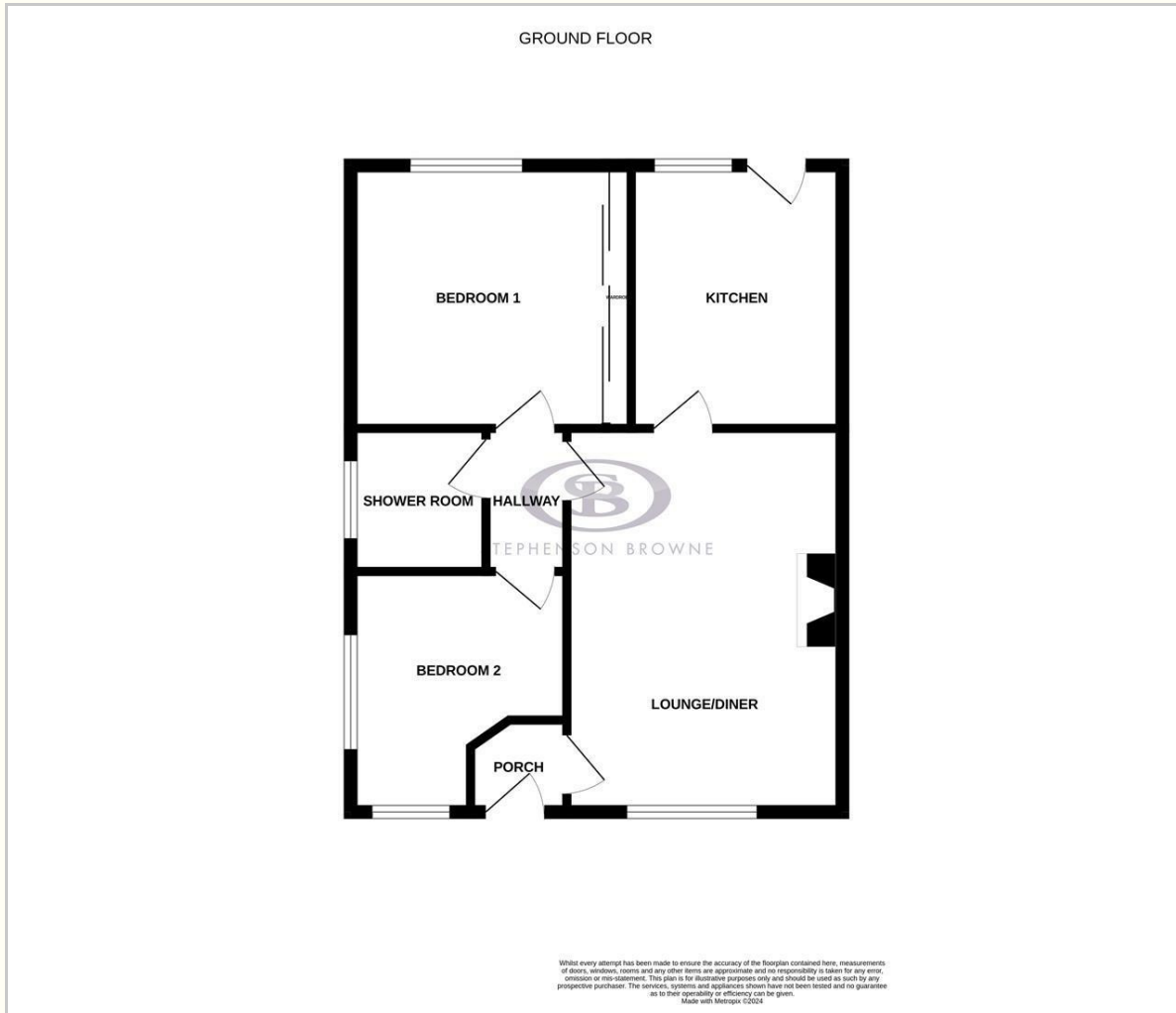
Council Tax Band

The council tax band for this property is C.

NB: Copyright

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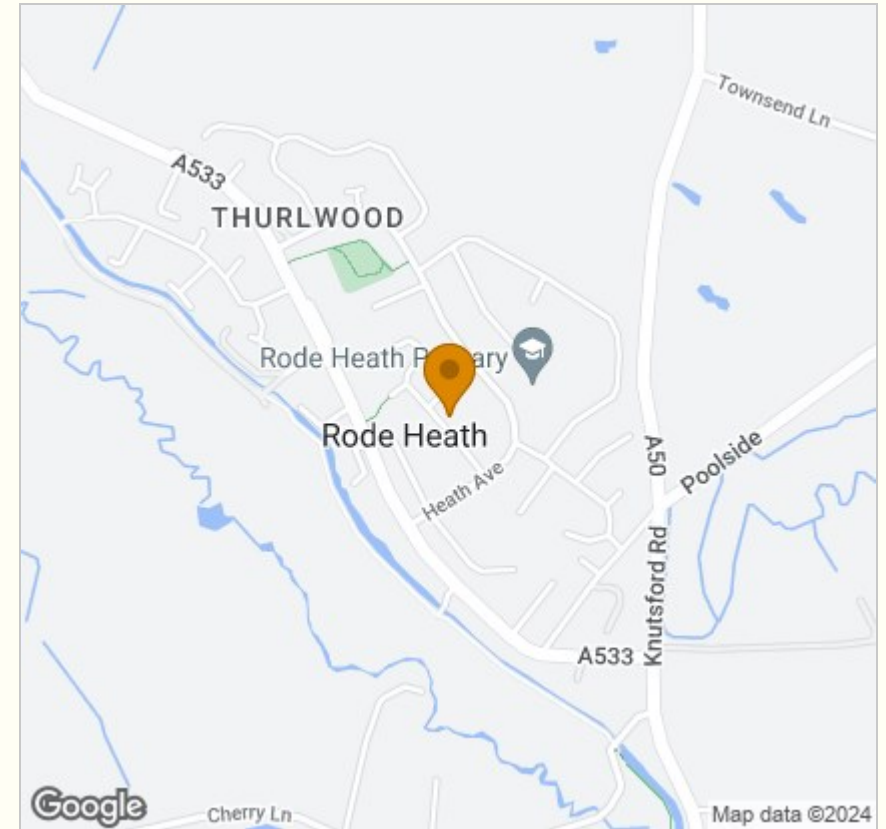
Floor Plan



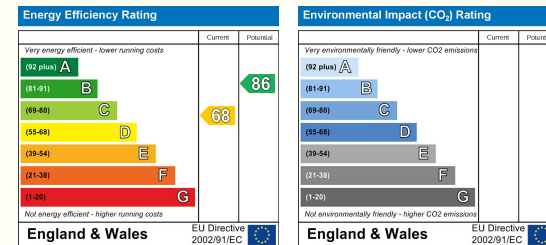
Viewing

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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