



The Cottage, 12 The Gables

ST7 2HT

Guide Price £475,000



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STEPHENSON BROWNE

**NO ONWARD CHAIN - SOUGHT AFTER
CENTRAL LOCATION** - Stephenson Browne are delighted to offer for sale this exemplary three bedroom detached true bungalow, nestled in one of the most highly sought after, convenient locations in Alsager!

Boasting four reception rooms, three bedrooms and two bathrooms, 'The Cottage' on The Gables is a highly impressive, spacious home with a versatile floorplan, situated within walking distance to the town, along with it's vast variety of amenities, as well as local schooling, and other handy day-to-day amenities.

In brief, the internal aspect of the home offers: entrance porch, hallway, dining room with double doors into the lounge enjoying a feature exposed brick fireplace and two UPVC windows providing a bright and airy space, family room, conservatory, fully fitted kitchen hosting a range of integral appliances, separate utility room, three bedrooms with fitted wardrobes and the principal enjoying it's own en-suite, as well as a family bathroom. In addition, a sizeable double garage offers even more potential to extend if desired, or allows for parking or storage.

Externally, the property also benefits from a brick paved driveway, easy to maintain gardens to front and rear, with the rear being particularly private, creating your own oasis, where you can relax and unwind away from the hustle and bustle of life.

Whilst in need of some degree of modernisation, this property has been immaculately kept and is ready to move into, we're sure it won't be on the market for long!

Don't miss out on the opportunity to make 'The Cottage' your new home. Call Stephenson Browne today to arrange your viewing, and avoid missing out!!



Entrance Porch

With UPVC double glazed windows to each elevation, tiled flooring and door to:

Hallway

With fitted carpet, coving to the ceiling, ceiling light fitting, inset spotlights, ample sockets, radiator, loft access via hatch and doors to internal rooms, including:

Dining Room

12'9" x 11'10"

A spacious first reception offering fitted carpet, ample sockets, UPVC double glazed window to front elevation, wall thermostat, coving to the ceiling, ceiling light fitting, radiator and double doors opening to:

Lounge

18'11" x 12'10"

Boasting a feature exposed brick fireplace with log burner effect fire, wooden mantle and ambient lighting, two UPVC double glazed windows to front elevation, fitted carpet, ample sockets, coving to the ceiling, two ceiling light fittings and three wall mounted light fittings.

Family Room

16'9" x 8'10"

Having inset spotlighting, coving to the ceiling, wood laminate style flooring, ample sockets, radiator, double doors opening into a substantial storage cupboard (also having electric and lighting), decorative archways opening to the kitchen as well as:

Conservatory

16'8" x 11'0"

With UPVC double glazed windows to all elevations, ceiling light fitting, two wall lights, two radiators, ample sockets, wood style laminate flooring, door to storage cupboard and UPVC door taking you out to the garden.

Kitchen

12'7" x 11'1"

Comprising of a range of wall, base and drawer units with working surfaces over and integral appliances including: one and a half sink with drainer, high level double oven, microwave, five point gas hob with extractor over, fridge freezer and dishwasher. Also with tiled walls, wood laminate style flooring continuing through from the family room, ample sockets, inset spotlighting, radiator, coving to the ceiling, UPVC double glazed window to rear elevation and having access to:

Utility

7'11" x 5'3"

With additional wall and base units with granite style working surfaces over, one and a half sink with drainer, space/plumbing for a washing machine, dryer as well as an extra fridge or freezer. With partly tiled walls, coving to the ceiling, wood laminate style flooring, ceiling light fitting, ample sockets and UPVC double glazed window to side elevation.

Bedroom Three

11'0" x 10'10"

A room of double proportions, with fitted carpet, coving to the ceiling, ceiling light fitting, ample sockets, radiator and UPVC double glazed window to side elevation.

Bedroom One

18'2" x 13'10" (max measurements)

Enjoying extensive fitted wardrobes, drawers and over the bed storage, UPVC double glazed windows to front and rear elevations, coving to the ceiling, ceiling light fittings, inset spotlighting, ample sockets, radiator, door to:



En-suite

7'9" x 5'5"

With a push flush WC, wall mounted hand basin and walk-in double shower with dual shower head and glass screen. Having marble style tiling throughout, chrome vertical radiator, inset spotlighting, coving to the ceiling, two wall lights and UPVC double glazed window to rear elevation.

Bedroom Two

13'4" x 8'11"

Also benefitting from fitted wardrobes, drawers and over the bed storage, UPVC double glazed window to rear elevation, fitted carpet, radiator, ceiling light fitting, coving to the ceiling and ample sockets,

Bathroom

8'9" x 5'4"

With a push flush WC, pedestal hand basin and panelled bath with shower over, as well as hand held shower head attachment and glass screen. With tiled flooring, tiled walls, UPVC double glazed window to front elevation, inset spotlighting, chrome heated towel rail and storage cupboard

Garage

Having electric roller door, lighting, power, UPVC double glazed window to rear and UPVC door opening to the garden.

Externally

Tucked away in the corner, the property is fantastically private to all elevations, with a driveway to suit approximately two cars leading up to the garage. A cast iron gate opens into the front garden, with brick wall boundary, paving taking you to the front door, a lawn and soil borders incorporating a range of decorative shrubs, bushes and plants.

The rear occupies paving which wraps around the lawn and widening to provide a patio area ideal for seating or alternate garden furniture. You will find thick soil borders home to a number of trees, shrubs and bushes. Fencing surrounds the boundary and there is a separate concealed patio area behind the conservatory.

Council Tax Band

The council tax band for this property is E.

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.

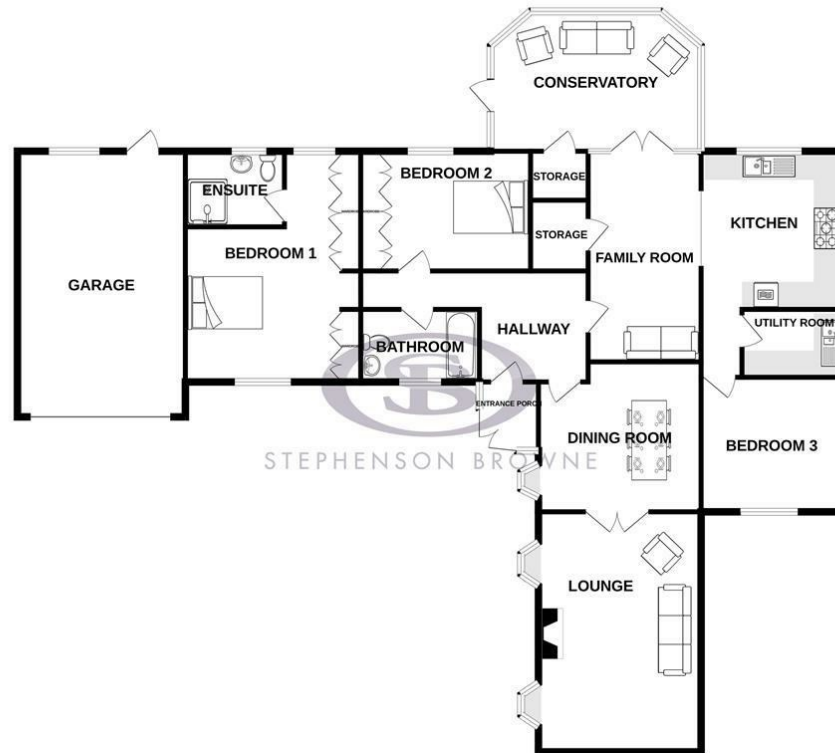
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Floor Plan

GROUND FLOOR



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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 is given 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	65	76

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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