



42 College Road

ST7 2ST

Guide Price £250,000



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STEPHENSON BROWNE

SOUTH-WEST FACING GARDEN - NO ONWARD CHAIN - Welcome to this charming three bedroom semi-detached house located in the heart of College Road, a popular and convenient position close to Alsager town and local schooling.

The property appeals to a range of buyers, presenting a fantastic opportunity for those looking to add their personal touch and make it their own.

Upon entry, you will find an entrance porch accessing the hallway, generous lounge with feature electric fireplace and open plan kitchen diner! Comprising of a range of units, this is a great space for relaxing with family and entertaining with sliding doors opening to the garden. To the first floor, the landing provides entry to all first floor rooms, including two sizeable double bedrooms, a third single room and bathroom with three piece suite.

Externally, the property benefits from a driveway to suit three vehicles, along with the detached garage which boasts an apex roof making it ideal for storage, or providing an additional parking space - this home offers both convenience and practicality. The South West facing garden is a delightful feature, perfect for enjoying sunny afternoons.

Situated in a popular and convenient location close to schools, this house is ideal for families or anyone seeking a vibrant community atmosphere. Don't miss out on the chance to create your dream home in this sought-after area of Alsager.



Porch

With French doors upon entry, tiled flooring, light fitting and door into:

Hallway

With a ceiling light fitting, fitted carpet, ample sockets, radiator, stairs to the first floor and doors to:

Lounge

13'6" x 11'11"

Enjoying a UPVC double glazed bay window to front elevation, feature electric fireplace with marble style tiled hearth and wooden mantle above, ceiling light fitting with ceiling rose, two wall lights, ample sockets and radiator.

Kitchen Diner

17'11" x 9'10"

Comprising of a range of wall, base and drawer units with an integral sink and space for all necessary appliances, partly tiled walls creating splashback, wood laminate effect flooring, fitted carpet, ample sockets, picture rail, ceiling strip light, ceiling light fitting, UPVC double glazed window to rear, double glazed sliding doors opening to the garden, door to under stairs storage and door opening to the side elevation.

Landing

Having fitted carpet, ample sockets, door to airing cupboard, ceiling light fitting, UPVC double glazed window to side elevation and doors to all first floor rooms, including:

Principal Bedroom

11'1" x 10'2"

Offering fitted wardrobes and desk, UPVC double glazed window to rear elevation, ceiling light fitting, radiator, ample sockets and fitted carpet.

Bedroom Two

12'7" x 9'7" (max measurements)

A good sized second double bedroom offering inbuilt storage with shelving, UPVC double glazed window to front elevation, ceiling light fitting, ample sockets, radiator and fitted carpet.

Bedroom Three

8'7" x 8'0"

With a UPVC double glazed window to front elevation, ceiling light fitting, radiator, ample sockets, fitted carpet and fitted wardrobe/storage.

Bathroom

7'6" x 5'5"

With a push flush WC, pedestal hand basin and bath with wooden panel, tiled flooring, tiled walls, ceiling light fitting, radiator and UPVC double glazed obscure glass window to rear elevation.



Detached Garage

With lighting, power, up and over garage door, two double glazed windows to side elevation, and having an apex roof perfect for storage.

Externally

The home offers a lovely frontage with a paved driveway to suit approximately three cars, leading up to the detached garage. Also with a front lawn and soil borders incorporating decorative plants.

The rear garden is generous in size, having paved patio ideal for seating or other garden furniture, lawn, soil borders home to a range of decorative shrubs, plants and flowers. You will find a shed for storage, greenhouse and a part fence, part hedgerow boundary.

Council Tax Band

The council tax band for this property is C.

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: Land Registry

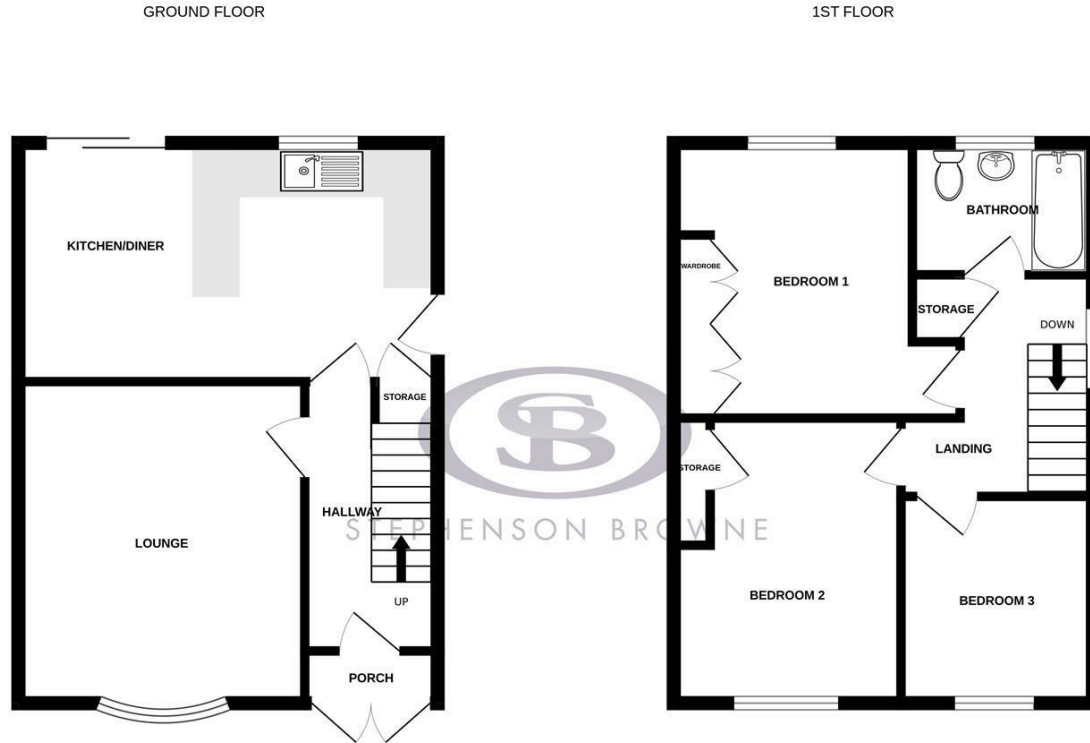
Please be advised that we have not been able to obtain an electronic copy of the title register with land registry through our due diligence process. This does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

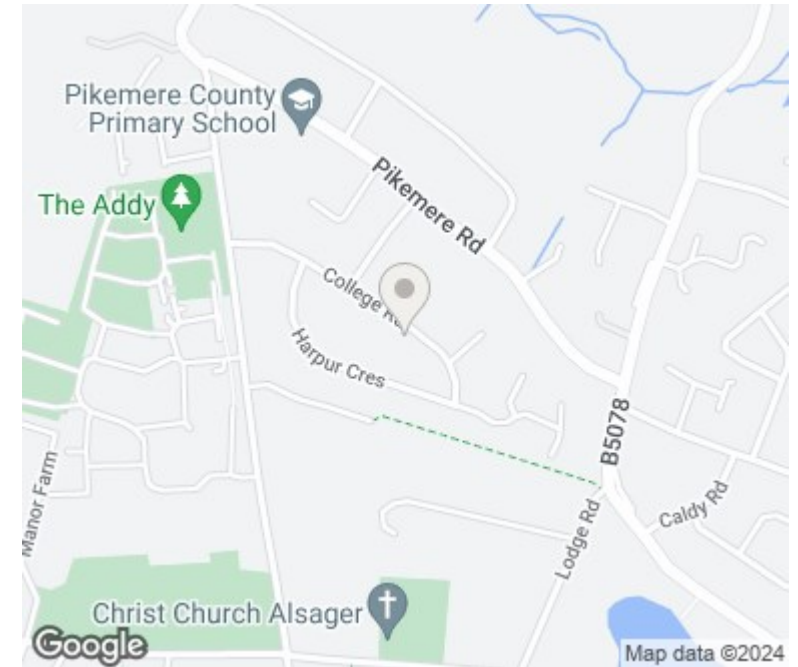


Floor Plan



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		64	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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