



19 Heath Avenue

ST7 3RY

Guide Price £280,000



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STEPHENSON BROWNE

DESIRABLE VILLAGE LOCATION - A deceptively spacious three bedroom, detached property enjoying a prominent, sought-after avenue within the village of Rode Heath which as always, is proving to be very popular among buyers of late! The property is situated within walking distance from a variety of village amenities such as a post office, convenience store, a highly regarded primary school and picturesque canal towpath walks.

Accompanying the property are a number of notable features, some of which include: flush casement double glazing, a modern boiler with remaining warranty, a modern consumer unit, LVT flooring to the majority of the ground floor an open plan kitchen/diner with Bosch appliances and quartz worktops, this really is a superb entertaining space! There is also a versatile additional family room/downstairs bedroom with en-suite shower facilities. Originally the downstairs bathroom has been remodelled to create a useful utility with space for a number of white goods plus a WC and there is a sizeable lounge with picture window and pleasant, neutral décor.

Upstairs, there are two further generous double bedrooms both of which have ample eaves storage, one has built-in double wardrobes and a handy upstairs WC, plus further built-in storage off the landing.

The property has been tastefully decorated and modernised internally, with a complete overhaul of the outside space too! Externally, the property enjoys a sizeable driveway for family & friends and established, easy to maintain gardens to the rear, which can be enjoyed all-year round!

To fully appreciate the property's pleasant village location, internal specification and many attributes, early viewing is strongly advised!

Accommodation

Having a covered entrance canopy with stone tiled floor, a water point and a composite panelled door opening into:

Entrance Hall

With pendant light, LVT flooring, stairs to first floor, radiator, two pendant lights, door into:

Lounge

16'5" x 11'1" (5.004 x 3.392)

With double glazed privacy window to front elevation, coving, two pendant lights, a vertical radiator and double panel radiator, ample power points, TV point and a telephone point.

Cloakroom/Utility

9'4" x 4'4" (2.849 x 1.336)

With privacy double glazed window to front elevation, inset spotlights, wooden style flooring, granite style roll top working surfaces with space and plumbing below for automatic washing machine, dishwasher and undercounter dryer, a radiator, a low-level WC and wall mounted hand wash basin with mixer tap.

Open Plan Kitchen/Diner/Family Room

28'6" x 10'11" (overall) (8.705 x 3.350 (overall))

Kitchen Area

A modern, refitted kitchen comprising of a range of high-gloss wall, base and drawer units with quartz working surfaces over incorporating an inset stainless steel sink with mixer tap and cupboard below, inset spotlighting, a quartz breakfast bar with space below for barstools, a cupboard housing a wall mounted gas boiler serving central heating and domestic hot water systems, double glazed window to rear elevation, uPVC panelled door giving access to the rear garden, integrated 'Bosch' appliances to include an oven, microwave and a four ring induction hob with quartz splashback and extractor hood over, space for freestanding fridge/freezer, LVT flooring.

Dining/Family Area

With a double glazed window overlooking the rear garden, uPVC double glazed French doors opening onto the rear garden, a continuation of the LVT flooring from the Kitchen area, two ceiling lights, a vertical radiator, a pantry with shelving, door into:





Bedroom One

11'5" x 10'9" (3.486 x 3.297)

With double glazed window to front elevation, three wall lights, radiator, a storage cupboard housing the consumer unit, ample power points, a built-in wardrobe with shelving and clothes rail, door into:

En-suite

With inset spotlighting, extractor point, ceramic tiled flooring, a chrome heated towel rail, a low-level pushbutton WC and a walk-in shower with glazed shower screen housing a wall mounted chrome mixer shower.

First Floor Landing

With doors to both bedrooms, access to loft space via loft hatch, a double glazed uPVC window to side elevation, a built-in double storage cupboard/wardrobe, door into:

Bedroom Two

12'1" x 10'11" (3.695 x 3.349)

Another spacious double room with eaves storage, double glazed window overlooking the rear garden, pendant light, radiator.

Bedroom Three

10'5" x 9'9" (3.189 x 2.986)

A sizeable third double bedroom with double glazed window to front, a range of built-in double wardrobes, pendant light, ample power points, radiator, door into:



Wc

With ceiling light, wood effect vinyl flooring and a low-level WC.

Externally

The front of the property is approached via a gravel driveway providing ample off roads parking, a dwarf wall and hedgerow providing privacy and a water point.

The rear garden is fully enclosed and enjoys a north-westerly aspect with an extended paved patio area providing ample space for garden furniture, access to the front can be made via a secure timber gate, a water point, external power points, security lights, a shaped laid to lawn with stepping stones leading to the foot of the garden where there is a further gravel seating area and a large garden shed (10ft x 7ft).

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

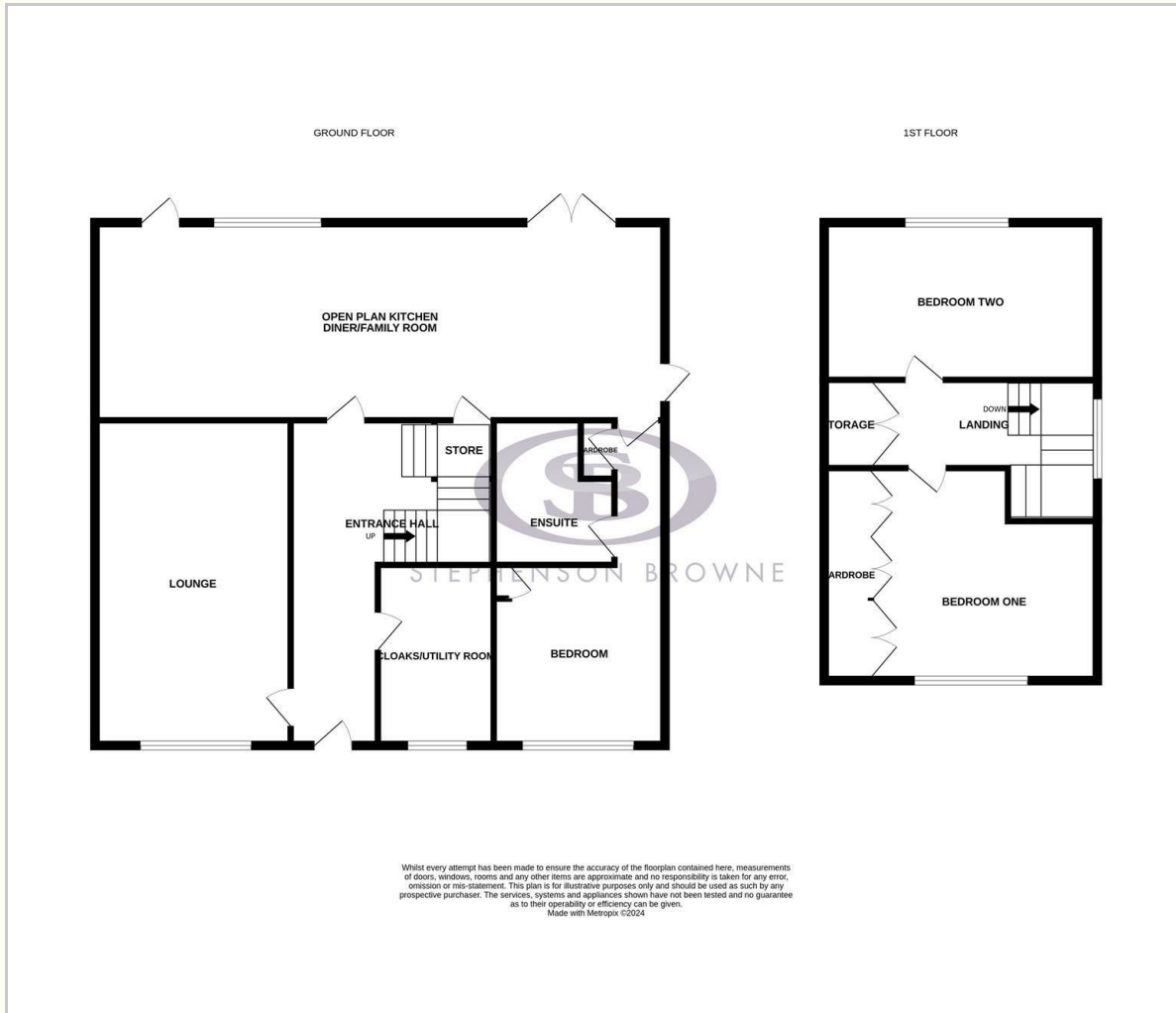
The council tax band for this property is C.

NB: Copyright

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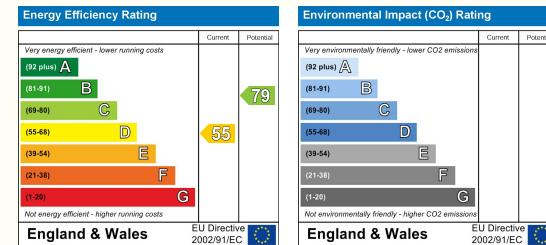
Floor Plan



Area Map



Energy Efficiency Graph



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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