



## The Firs, 1 Sunnyside

ST7 2TN

**Guide Price £489,950**



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STEPHENSON BROWNE

The Firs, Sunnyside is a wonderfully spacious, **FOUR BEDROOM SEMI DETACHED** property that sits on a generous plot, allowing plenty of garden space as well as off road parking for multiple cars. Located off Dunnocksfold Road, you are positioned on a quiet residential road whilst still being conveniently close to Alsager town, along with it's many amenities, restaurants and local schools!

The property itself is home to a wealth of impressive features, such as a newly fitted boiler, and a flexible layout comprising of: a welcoming hallway, two spacious reception rooms with the lounge hosting a beautiful Italian marble feature fireplace, a bright and airy kitchen with fully fitted units and integral appliances as well as handy, separate utility and WC.

Upstairs is an imposing landing space with characterful cornices and coving, giving access to all first floor rooms including an exceptional principle bedroom with fitted wardrobes, two additional well proportioned double bedrooms and a fourth single. Completing the internal accommodation is a modern family bathroom with bath and overhead shower.

Externally is a detached garage, boasting lighting and power, water supply as well as being cavity wall insulated, it doubles up as a brilliant workshop or could be converted into an annex, subject to relevant planning, if desired.

The Firs sits on a plot hosting a good balance of lawn and patio, with a sweeping driveway to provide plenty of invaluable off road parking. There is a separate patio area which is the perfect suntrap, ideal for seating or alternative outdoor furniture.

You won't find a property like this often! To appreciate it's true size, plot and location, early viewings are highly recommended. Call Stephenson Browne today to arrange yours!!



### Hallway

Comprising of wood panelling to all walls, fitted carpet, single pendant light fitting, coving to the ceiling, ample sockets, radiator, stairs to the first floor and door providing entry into...

### Dining Room

12'8" x 12'5"

A generous reception room with dual aspect UPVC double glazed windows to front and side elevations, coving to the ceiling, ceiling light fitting, ample sockets, radiator, fitted carpet, door to the under stairs storage cupboard and double doors to...

### Lounge

15'11" x 12'5"

Featuring an Italian marble fireplace central to the room, dual aspect UPVC double glazed windows to front and side elevations, radiator, fitted carpet, ample sockets, TV point, coving to the ceiling and decorative curved archway over recess.

### Kitchen

16'2" x 10'4"

Enjoying a range of wall, base and drawer units with granite effect working surfaces over, under counter lighting and tiled splash back. Also having a range of integral appliances, such as: sink with mixer tap and drainer, fridge freezer, extractor and dishwasher. With tiled flooring, ample sockets throughout, coving to the ceiling, spotlighting, radiator, UPVC double glazed French doors opening to the garden, and door accessing...

### Rear Hall

With a continuation of tiled flooring matching the kitchen, ceiling light fitting, door to the utility and door to...

### WC

Modern, with a low level push flush WC and pedestal hand basin. Having tiled flooring, mirrored wall mounted storage cabinet, radiator, UPVC double glazed window to side elevation and spotlighting.

### Utility

With a working surface having space/plumbing for a washing machine and space for a dryer, radiator, tiled flooring, ceiling light fitting, recently fitted wall mounted boiler and UPVC double glazed glass window to side elevation.

### Landing

A spacious landing with characterful archway with cornices and coving to the ceiling, fitted carpet, two radiators, UPVC double glazed window to front elevation, ample sockets, spotlighting and doors to all first floor rooms, including...

### Bedroom One

15'4" x 14'6"

An impressive principle bedroom enjoying fitted wardrobes, dual aspect UPVC double glazed windows to front and side elevations, fitted carpet, coving to the ceiling, radiator, fitted carpet, ample sockets and loft access via hatch.



### **Bedroom Two**

12'5" x 9'11"

A well proportioned double bedroom with fitted carpet, ample sockets, two wall mounted light fittings, TV point, radiator, coving to the ceiling and UPVC double glazed windows to front and side elevations.

### **Bedroom Three**

12'6" x 9'4"

A good size third double bedroom with coving to the ceiling, radiator, fitted carpet, UPVC double glazed windows to front and side elevation and ample sockets.

### **Bedroom Four**

12'6" x 6'3"

With coving to the ceiling, radiator, fitted carpet, ceiling light fitting and ample sockets.

### **Bathroom**

Comprising of a low level WC and hand basin, incorporated with fitted storage unit and having matching storage cabinets over, panelled bath with over the bath shower and glass screen. Having two UPVC double glazed obscure glass windows to front elevation, spotlighting and chrome heated towel rail.

### **Externally**

Having a block paved sweeping driveway leading to the front of the property, opening to a wider patio area. With lawns to either side and a hedgerow boundary to all elevations. The gardens have been beautifully landscaped, incorporating soil borders around the perimeter housing a range of shrubs and plants and there is a separate patio with free standing trellis over, ideal for seating or alternative outdoor furniture.

### **Detached Garage**

20'0" x 19'11"

With cavity wall, tri-folding doors, lighting, water supply and power internally and having a range of fitted units.

### **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.

### **NB: Copyright**

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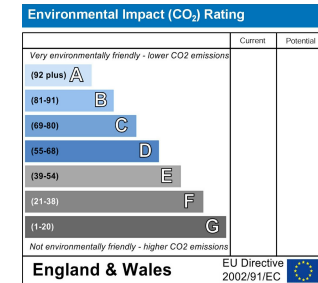
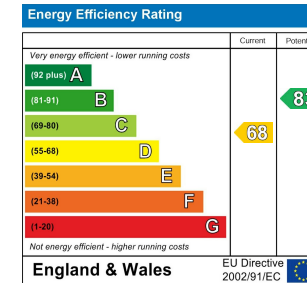


## Floor Plan



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



## 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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