



**36 Farrell Drive**

ST7 2GY

**Offers In Excess Of £325,000**



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STEPHENSON BROWNE



A beautifully presented four bedroom detached family home with an en-suite and a garage, featuring a host of upgrades from the original specification including quartz worktops!

Beautifully presented throughout and a real credit to the current owners, this stylish home is situated on the ever popular "Hedgerows" development and includes a number of upgrades, such as a Mira shower fitted in the en-suite, shower over the bath in the family bathroom, fitted wardrobes in the master bedroom and patio doors leading from the kitchen/diner into the rear garden!

An entrance hall leads to a lounge and downstairs W/C, whilst the real focal point of the ground floor is a stunning full-width kitchen/diner, which includes integrated appliances patio doors leading to the rear garden. Upstairs, there are four bedrooms and a family bathroom, whilst the master bedroom features an en-suite shower room.

Ample off-road parking is provided via a tarmac driveway and single garage, with the front garden featuring gravelled areas with border shrubs. The fully enclosed rear garden features patio, gravelled and artificial lawned areas and is ideal for families looking for a place to enjoy the best of the summer sun!

Situated close to a variety of commuting routes such as the A34, A500 and M6, this home offers the ease of travel whilst remaining close to the wealth of amenities within Alsager itself.

A simply gorgeous family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.





### **Entrance Hall**

Composite front door, laminate flooring, ceiling light point, radiator.

### **Lounge**

13'4" x 10'0"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Downstairs W/C**

Laminate flooring, extractor fan, ceiling light point, radiator, W/C, wash basin with vanity unit.

### **Kitchen/Diner**

24'4" x 8'3"

A sizeable kitchen/diner with laminate flooring, UPVC double glazed windows and French doors leading to the rear garden, two ceiling light points, radiator, upgraded quartz worktops, one and a half bowl kitchen sink, integrated fridge/freezer, double oven, gas hobs, wall and base units providing ample storage space.

### **Landing**

Fitted carpet, UPVC double glazed window, ceiling light point.

### **Bedroom One**

16'7" x 10'10"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

### **En-Suite Shower Room**

9'8" x 5'7"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, W/C, pedestal wash basin, upgraded Mira shower with part tiled walls.

### **Bedroom Two**

11'11" x 10'11"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Bedroom Three**

9'8" x 8'11"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Bedroom Four**

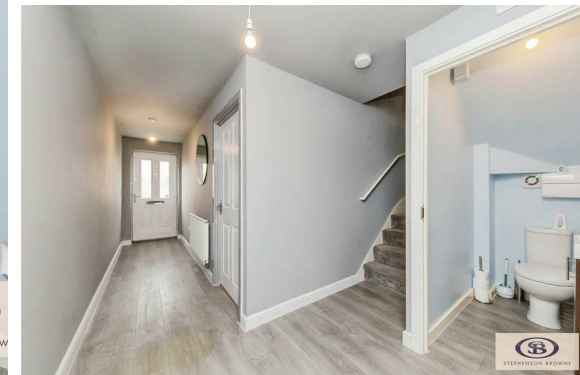
8'6" x 8'5"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Bathroom**

8'5" x 6'2"

Laminate flooring, UPVC double glazed window, ceiling light point, W/C, pedestal wash basin, bath with electric shower overhead, radiator, part tiled walls.





**Outside**

To the front of the property is a tarmacadam driveway with a gravelled garden and border shrubs, whilst the rear garden features patio and artifical lawned areas with gravelled borders - an ideal place to enjoy the summer sun!

**Garage**

19'10" x 9'10"

Up and over garage door.

**Council Tax Band**

The council tax band for this property is D.

**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**

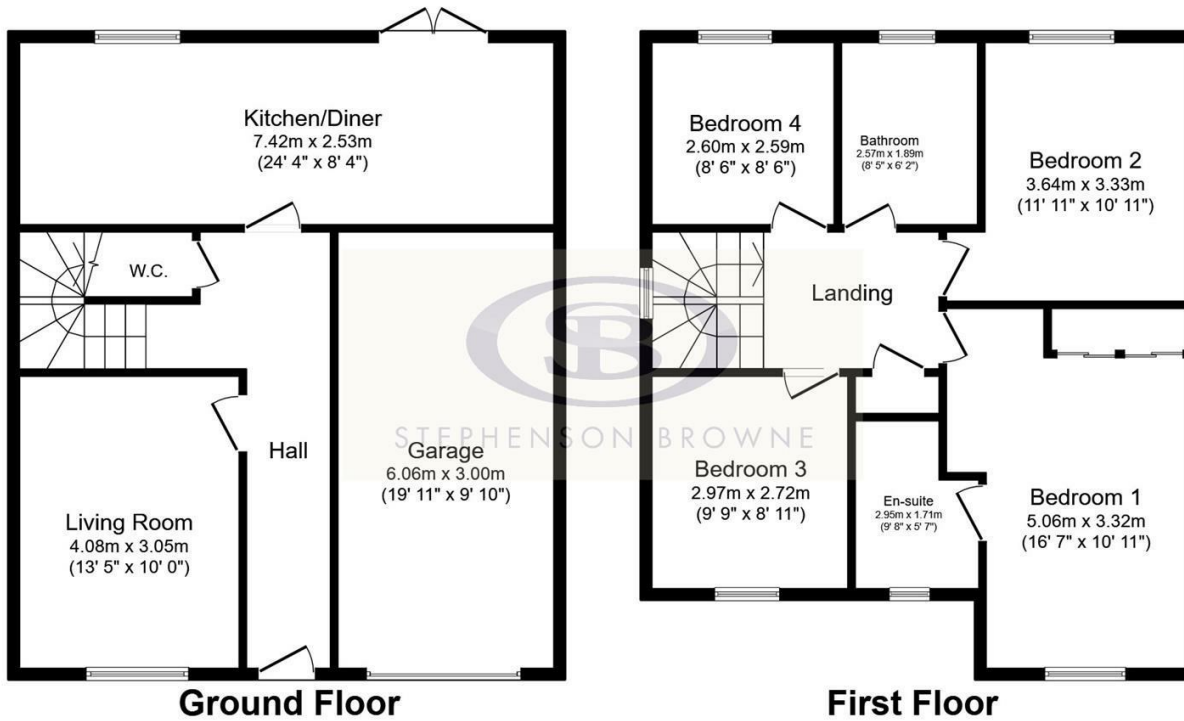
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## Floor Plan



Total floor area 123.7 m<sup>2</sup> (1,332 sq.ft.) approx

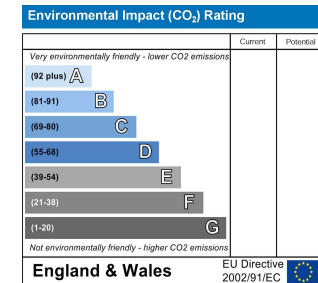
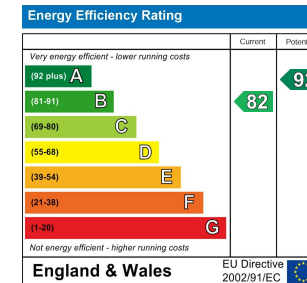
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## 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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## Area Map



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