



## 27 Rowhurst Crescent

ST7 1GB

**£295,000**



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STEPHENSON BROWNE



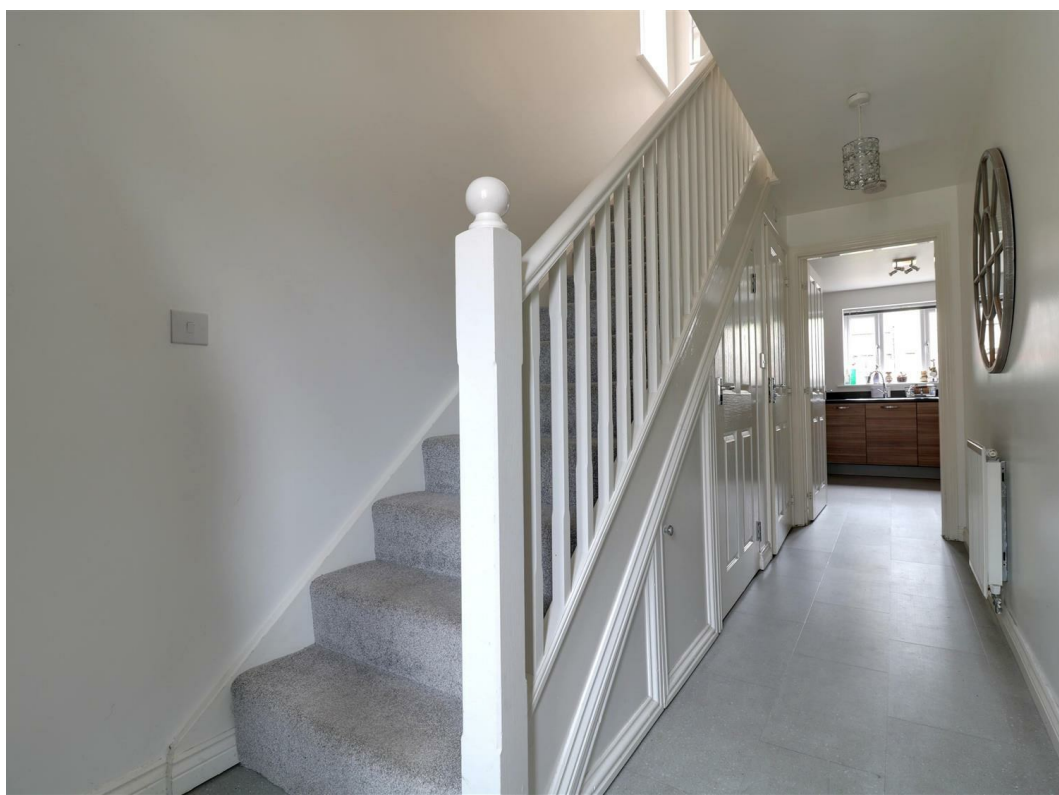
A beautifully presented and spacious four bedroom detached family home with a detached garage and a conservatory to the rear, which also benefits from solar panels which are fully paid for and included in the sale!

A fantastic opportunity to purchase a well-proportioned family home on a popular and modern estate! An entrance hallway leads to a sizeable lounge, downstairs W/C and a kitchen, with a separate dining room and Conservatory to the rear completing the ground floor. Upstairs, there are four bedrooms and a family bathroom, with the master bedroom benefitting from an en-suite shower room.

Off road parking is provided via a tarmacadam driveway and a detached brick-built garage which features power and lighting. The property features a mostly paved frontage, whilst the rear garden features patio areas with an artificial lawn and a mature border shrubs, and offers an excellent degree of privacy!

The property is ideally placed for a wealth of commuting links, including the A34, A500 and M6, with easy access to several schools such as St Saviour's C of E Academy, The Reginald Mitchell Primary School and The Kings Church Of England Academy. Amenities within Kidsgrove, Alsager and Talke itself are within easy reach, with Alsager Golf & Country Club also in close proximity.

A deceptively spacious home which is ideal for growing families! Please contact Stephenson Browne to arrange your viewing.





### **Entrance Hall**

Composite front door, two ceiling light points, radiator, two under stairs storage cupboards (one with space for a dryer and extractor fan), LVT flooring.

### **Downstairs W/C**

Vinyl tile effect flooring, ceiling light point, extractor fan, radiator, W/C, corner pedestal wash basin.

### **Lounge**

15'4" x 14'5"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, feature electric fireplace, TV point.

### **Dining Room**

11'6" x 9'10"

UPVC double glazed french doors leading to the Conservatory, ceiling light point, radiator, LVT flooring.

### **Kitchen**

11'5" x 10'9"

LVT flooring, UPVC double glazed window, ceiling light point, radiator, one and a half bowl stainless steel sink with drainer, wall and base units providing ample storage space, integrated oven, gas hobs, cooker hood/extractor, dishwasher and washing machine. Gas central heating boiler.

### **Conservatory**

11'10" x 11'2"

Laminate flooring, UPVC double glazed windows and french doors leading to the rear garden, two wall light points, radiator, TV/Satellite point.

### **Landing**

Fitted carpet / laminate flooring, UPVC double glazed window, two ceiling light points, radiator, airing cupboard.

### **Bedroom One**

12'4" x 11'0"

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

### **En-Suite**

7'9" x 4'7"

Maximum measurements - Vinyl tile effect flooring, ceiling light point, radiator, W/C, pedestal wash basin, tiled splashback, shower cubicle, extractor fan.

### **Bedroom Two**

11'0" x 8'5"

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





**Bedroom Three**

11'1" x 7'10"

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

**Bedroom Four**

9'9" x 9'7"

Maximum measurements - L-shaped room - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, storage cupboard.

**Bathroom**

7'9" x 5'4"

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, radiator, W/C, pedestal wash basin, bath with overhead rainfall shower, panelled walls.

**Outside**

To the front of the property is a paved frontage and tarmacadam driveway extending to the side of the property, with the rear garden featuring patio areas, an artificial lawn and mature border shrubs.

**Garage**

17'5" x 8'6"

A detached brick-built single garage with up and over door, power and lighting.

**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**

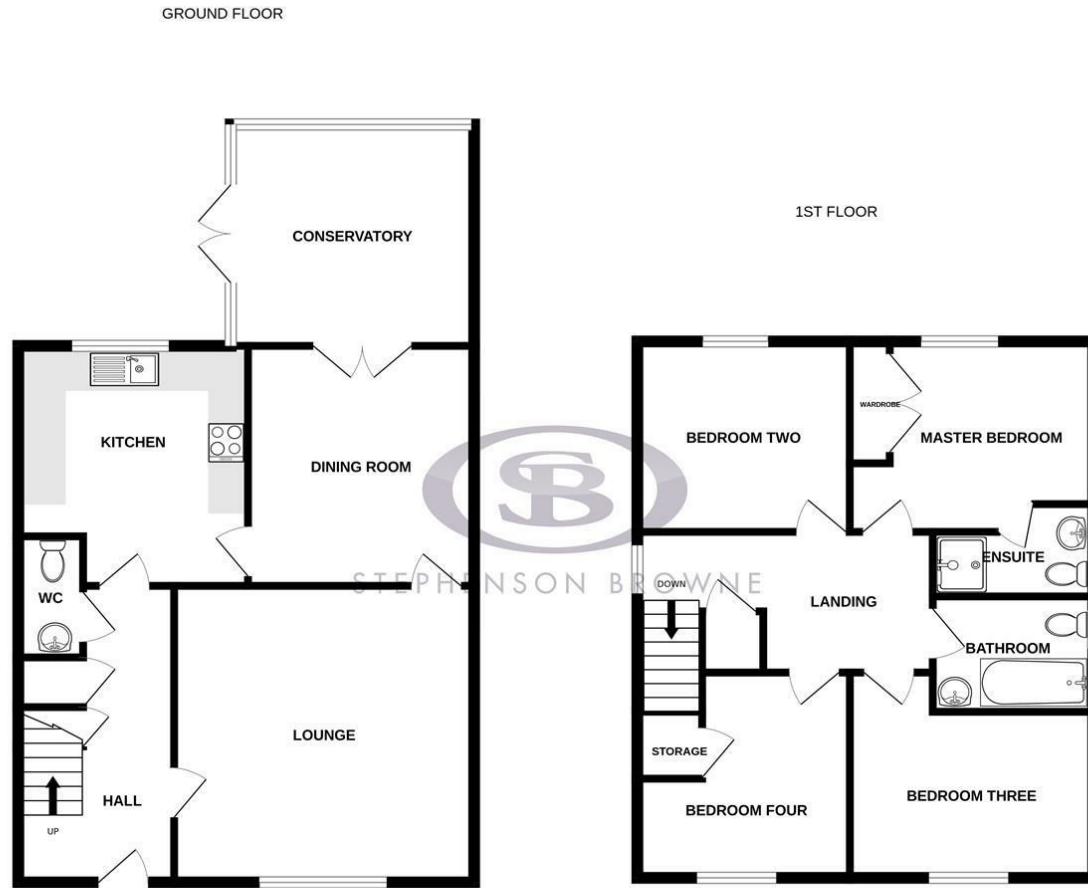
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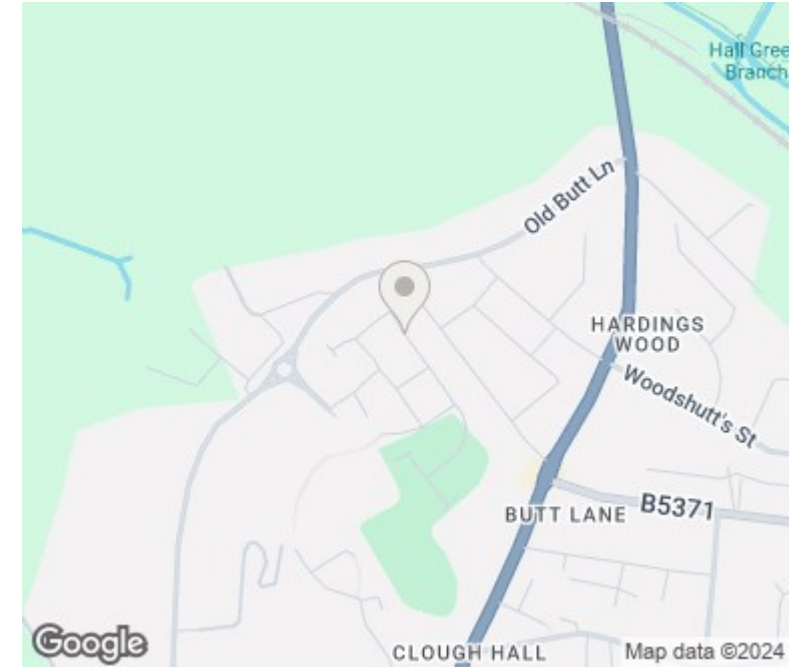


# Floor Plan



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		89	90
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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