



3 Byron Close

ST7 3TS

Guide Price £315,000



3



2



2



STEPHENSON BROWNE

Nestled in the charming and quiet cul-de-sac of Byron Close, Rode Heath, is this DETACHED THREE BEDROOM property. Offering a perfect blend of comfort and style, this lovely home boasts a favourable position overlooking the green to the front, as well as being conveniently close to local schools and canal-side walks.

Ideal for those seeking a spacious living arrangement, the property comprises of a hallway upon entry, handy WC and generous lounge with gas feature fireplace, perfect for cosy evenings! Double doors with glass inserts provide entry to the dining room, allowing natural lighting to flood through the two spaces, especially with French doors to the rear overlooking the garden.

The kitchen consists of a range of contemporary wall, base and drawer units with integral appliances such as: one and a half sink with drainer, oven, four point gas hob with built in extractor over, as well as having space for a large fridge freezer and the potential to add a free standing breakfast bar/table if desired! A separate utility provides additional units and space/plumbing for all other necessary appliances. To the first floor, you'll find an impressive principal bedroom, enjoying fitted wardrobes and it's own ensuite shower room, a second well sized double, third single and family bathroom.

The property possesses a garage to provide extra parking or storage, with internal access via the utility. Also having an electric car charging point, convenience is at the forefront of this residence!

Externally, the property occupies a lovely frontage with a brick paved driveway and lawn, facing the green. The main garden is a great size, offering a superb balance of lawn and paving, as well as a raised patio, ideal for seating or alternate garden furniture.

Don't miss the opportunity to make this house your home, call Stephenson Browne today to arrange your viewing!!



Hallway

Having a fitted floor matt, wood effect flooring, coving to the ceiling, ceiling light fitting, radiator, wall thermostat, ample sockets, stairs to the first floor with door to under the stairs storage, doors to ground floor rooms, including:

WC

With a push flush WC, hand basin incorporated within gloss storage unit, tiled walls and flooring, spotlighting, chrome radiator and feature UPVC double glazed, obscure glass arched window to front elevation.

Lounge

16'4" x 10'11" (max measurements)

A spacious reception room enjoying a gas feature fireplace with ambient lighting, large UPVC double glazed window to front elevation, fitted carpet, ample sockets, two radiators, three wall light fittings, coving to the ceiling and internal double doors with glass inserts opening into:

Dining Room

9'10" x 9'9"

Hosting wood effect flooring, coving to the ceiling, ceiling light fitting, ample sockets, radiator, UPVC double glazed French doors opening onto the garden, and internal door into:

Kitchen

11'6" x 9'9"

Comprising of a range of wall, base and drawer units with charcoal marble effect work surfaces over, tiled splashbacks, under counter lighting and integral appliances such as: one and a half sink with drainer, oven, four point gas hob with built in extractor over, as well as having space for a large fridge freezer. With tiled flooring, ample sockets, chrome vertical wall radiator, ceiling light fitting, UPVC double glazed window to rear elevation and door to:

Utility

9'10" x 4'11"

A great sized utility with additional wall and base units, having work surfaces over and tiled splashbacks, all matching the kitchen, with an integral sink and drainer, space and plumbing for a washing machine, separate dryer and dishwasher. With a ceiling light fitting, radiator, tiled flooring continuing from the kitchen, ample sockets, UPVC door with obscure double glazed insert taking you to the garden and integral door accessing the garage.

Landing

With a wooden spindle balustrade, fitted carpet, UPVC double glazed window to side elevation, ample sockets, ceiling light fitting, loft access via hatch, door to storage cupboard and doors to first floor rooms, such as:

Principal Bedroom

12'11" x 10'11"

A generous principal bedroom offering contemporary gloss fitted wardrobes and drawers, fitted carpet, ample sockets, ceiling light fitting, radiator, UPVC double glazed window to front elevation and door to:



En-suite

6'5" x 3'11"

With a push flush WC, hand basin incorporated within gloss storage unit and shower with tiled surround and glass door. Also with marble style half wall bathroom panelling, vinyl flooring, shaving point, chrome heated towel rail, light up mirrored wall unit as well as a tall mirrored storage cupboard within shower recess, ceiling light fitting and UPVC double glazed obscure glass window to side elevation.

Bedroom Two

Another double bedroom with a UPVC double glazed window to rear elevation, fitted carpet, radiator, ceiling light fitting and ample sockets.

Bedroom Three

9'0" x 6'3"

Having an inbuilt storage cupboard, ceiling light fitting, UPVC double glazed window to front elevation, fitted carpet, ample sockets and radiator.

Bathroom

6'6" x 6'2"

Consisting of a push flush WC and hand basin incorporated within fitted storage unit, as well as a panelled bath, all with tiled splashbacks. With tile effect vinyl flooring, radiator, UPVC double glazed obscure glass window to rear elevation and ceiling light fitting.

Externally

The home occupies a lovely frontage, with a brick paved driveway to suit approximately two cars, a lawn (offering the potential to extend off road parking if desired) with hedgerow borders and electric car charging point. Both side elevations of the property provide access to the rear garden.

The main garden offers a balance of lawn and paved patio, ideal for seating or alternate garden furniture, with pathway leading to another elevated patio space, ideal for catching the sun. Enjoying gravel borders, some of which include decorative shrubs and bushes, a fence boundary, confers to provide privacy and access to the front via both side elevations.

Garage

With up and over garage door, lighting and power.

Council Tax Band

The council tax band for this property is D.

NB: Tenure

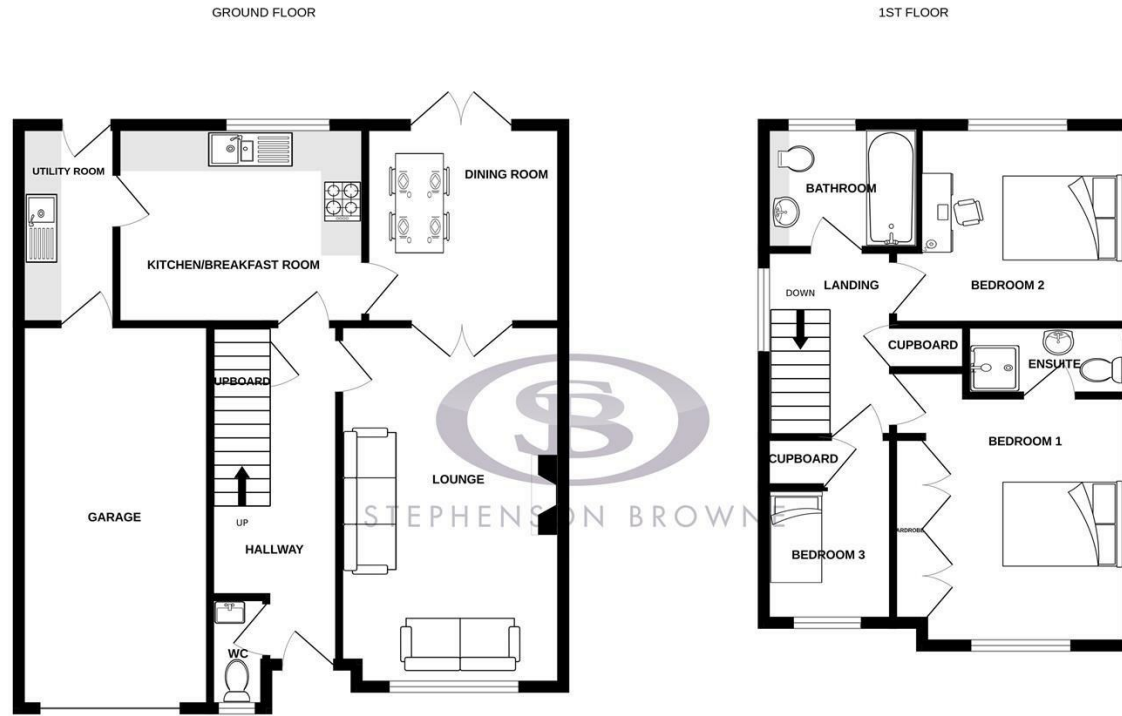
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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.
Made with Metropix ©2024

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			
(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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk