



## 1 Cheshire Crescent

ST7 2FE

**£425,000**



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STEPHENSON BROWNE



## FREEHOLD - SHOW HOME CONDITION -

Constructed by David Wilson Homes, this superb FOUR DOUBLE BEDROOM DETACHED family home is in immaculate decorative order, with the owners having made a number of updates and improvements to the builders original spec. Located on the popular 'Scholars Place' development, at Cheshire Crescent you are centrally located close to Alsager town and it's many amenities, as well as nearby local schools.

To the ground floor is the hallway, WC, an exceptionally generous, dual-aspect lounge with bay window and feature electric fireplace, and a stunning kitchen diner - a real 'hub of the home', comprising of range of high gloss wall, base and drawer units, integral appliances, access to the separate utility and UPVC French doors opening to the garden. The first floor offers the principle bedroom, enjoying it's own dressing area and ensuite, a second double bedroom and the family bathroom. Completing the internal aspect of this home is the second floor, with a spacious landing where the current owners have utilised an office area, two more impressive double bedrooms and a shower room.

Externally, you will find an excellent landscaped garden possessing an ideal balance of artificial lawn and patio areas, ideal for seating or alternative outdoor furniture. The property benefits from a tarmac driveway to suit two cars, as well as a detached garage.

Cheshire Crescent presents a beautiful cohesiveness throughout, benefitting from a characterful yet neutral style and showcasing features such as wood panelling, Herringbone flooring and decorative pattern tile flooring consistent throughout the entire home. Also situated in a prime location, with the development park just around the corner, it is the ideal family home!

To truly appreciate everything this wonderful home has to offer, viewings are highly recommended! Call Stephenson Browne to arrange yours!





### **Hallway**

Enjoying pattern tile effect flooring, integral floor matt, radiator, wood panelling, pendant light fitting, ample sockets, stairs to the first floor and doors to all main ground floor rooms, including:

### **WC**

Having a low level WC, pedestal hand basin, a continuation of pattern tile effect flooring, ceiling light fitting, radiator and wall panelling.

### **Lounge**

17'9" x 10'7"

A generous lounge space hosting a UPVC double glazed bay window to the front elevation and a UPVC double glazed window to the side elevation, feature electric fireplace set within media wall, fitted carpet, two pendant light fittings, two radiators and ample sockets.

### **Kitchen Diner**

17'10" x 13'9" (max. measurements)

Comprising of a range of wall, base and drawer units with working surfaces over and integral appliances including: sink with drainer and mixer tap, cooker, four point gas hob with extractor over, fridge freezer and dishwasher. Enjoying ample sockets throughout, Herringbone flooring, spotlighting, two pendant light fittings over dining area, radiator, UPVC double glazed bay window to front elevation, UPVC double glazed window to side elevation, walk in bay with UPVC double glazed French doors opening to the garden, and an integral door opening to:

### **Utility Room**

Benefitting from matching wall and base units with working surfaces over, space / plumbing washing machine, ceiling light fitting, radiator, ample sockets, wall vent, Herringbone effect flooring, wall panelling and UPVC door with double glazed insert opening to the rear elevation, onto the driveway.

### **First Floor Landing**

A bright and airy first floor landing offering double doors into airing cupboard housing the boiler, fitted carpet, two pendant light fittings, ample sockets, UPVC double glazed windows to front and rear elevation, wall panelling and doors to first floor rooms, such as:

### **Principle Bedroom**

17'11" (including dressing area) x 10'4"

The principle suite incorporated it's own dressing area with extensive fitted wardrobes, laminate flooring throughout, panelling to the wall, UPVC double glazed window to front elevation, ample sockets, radiator, ceiling light fitting and door to:

### **En-suite**

With a low level WC, pedestal hand basin and walk in shower with glass screen and sliding door. Also having pattern tile effect flooring, heated ladder style wall towel rail, UPVC double glazed obscure glass window to side elevation, shaving point, ceiling light fitting and partly tiled walls creating splash backs.

### **Bedroom Two**

11'0" x 9'9"

An excellent second double bedroom with laminate flooring, ceiling light fitting, UPVC double glazed window to front elevation, ample sockets, wall panelling and radiator.

### **Bathroom**

Consisting of a low level WC, pedestal hand basin and panelled bath with partly marble style tiled walls creating splash backs, pattern tile effect flooring, wall extractor, radiator, ceiling light fitting and UPVC double glazed obscure glass window to side elevation.





### **Second Floor Landing**

With a Velux window, radiator, door to storage cupboard, ample sockets, wall panelling, fitted carpet and doors to:

### **Bedroom Three**

14'1" x 9'7"

Having laminate flooring, UPVC double glazed window to front elevation, panelling to the wall, ample sockets, radiator and ceiling light fitting.

### **Bedroom Four**

11'3" x 8'5"

Having a UPVC double glazed window to front elevation, laminate flooring, radiator, ceiling light fitting and ample sockets.

### **Shower Room**

With a low level WC, pedestal hand basin and walk in shower with glass bi-fold door, Velux window, partly tiled walls creating splash backs, pattern tile effect flooring, wall mounted heated ladder style towel rail.

### **Externally**

The front elevation hosts a paved pathway up to the front door, with neat gravel sectors to each side and soil beds housing flowers and plants. The side elevation hosts an easy to maintain lawn with a decorative border created with styled shrubs and leads to the tarmac driveway to suit approximately two cars. At the end of the driveway is the detached garage and a wooden gate accessing the rear.

The rear boasts Indian paving, continuing to create a pathway to the back of the garden where you will find a handy space to store bins and/or a shed. Also having artificial lawn with decorative soil borders home to different plants and shrubs, separate paved area where the current owners have put seating, and raised flower beds incorporating shrubs and trees.

### **Garage**

With up and over garage door and lighting.

### **Council Tax Band**

The council tax band for this property is E

### **NB: Tenure**

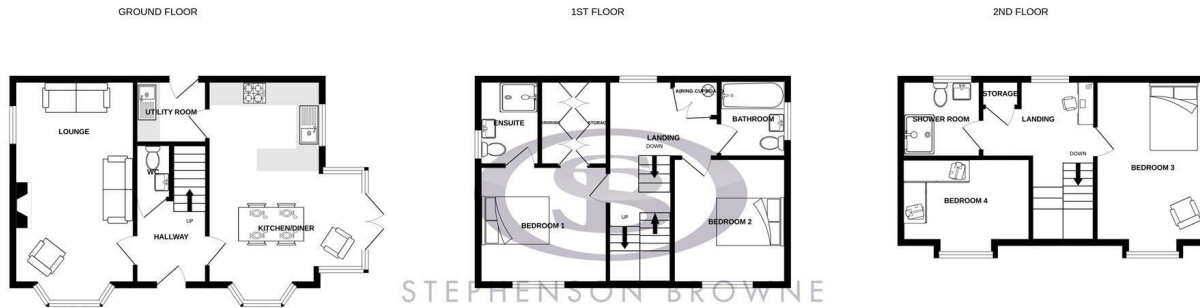
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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## Floor Plan



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## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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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