



1 Heath Avenue

ST7 3RY

£235,000



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STEPHENSON BROWNE

A spacious three bedroom end townhouse with a well-proportioned garage, perfect for families or as a first time buy!

Built during a time when homes had an emphasis on size and meeting family demands, this sizeable property offers generous accommodation throughout!

An entrance hall leads to the lounge, which features a multi-fuel burner and feature porthole window, and the kitchen/diner, which has an exposed brick chimney breast and is full of character, with a very useful pantry/storage area! To the first floor are three bedrooms and the family bathroom.

Ample off-road parking is provided via a tarmacadam driveway and a brick-built adjoining garage, whilst the rear garden features patio, decked and lawned areas with a greenhouse and growing area at the end of the garden, ideal for those looking to grow their own produce or enjoy making the most of their outside space! There are also three outbuildings, which could be converted to suit a variety of uses (subject to planning permission).

Rode Heath is a highly desirable area, with nearby canal-side walks, a number of local amenities, pubs and schools, with Rode Heath Primary School being within walking distance of this particular property.

To truly appreciate it's location, internal condition and everything else this wonderful home has to offer, early viewings come highly recommended. Call Stephenson Browne today!



Entrance Hall

UPVC double glazed window, hardwood flooring, ceiling light point, radiator.

Lounge

18'0" x 12'10"

Hardwood flooring, UPVC double glazed window and timber framed feature porthole window, two ceiling light points, radiator, multi-fuel burner.

Kitchen/Diner

11'7" x 11'0"

Tiled flooring, UPVC double glazed window and rear door, ceiling light point, feature stand-up radiator, exposed brick chimney breast, Belfast-style porcelain sink with drainer, space and plumbing for appliances, wall and base units, tiled splashback, pantry/storage space.

Landing

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

Bedroom One

13'8" x 11'2"

Laminate flooring, two UPVC double glazed windows, ceiling light point, two radiators.

Bedroom Two

11'0" x 9'10"

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

Bedroom Three

10'3" x 6'8"

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

Bathroom

6'7" x 6'5"

Tiled flooring, part tiled walls, UPVC double glazed window, ceiling light point, feature towel radiator, W/C, pedestal wash basin, bath with mains shower.

Outside

To the front of the property is a tarmac driveway and lawned garden, whilst the rear garden features a patio and decked area, lawn, greenhouse and beds/growing area, three outbuildings.

Garage

19'11" x 10'4"

Minimum measurements - An adjoining brick-built garage, up and over garage door, power and lighting, side access door.

Council Tax Band

The council tax band for this property is B.



NB: Tenure

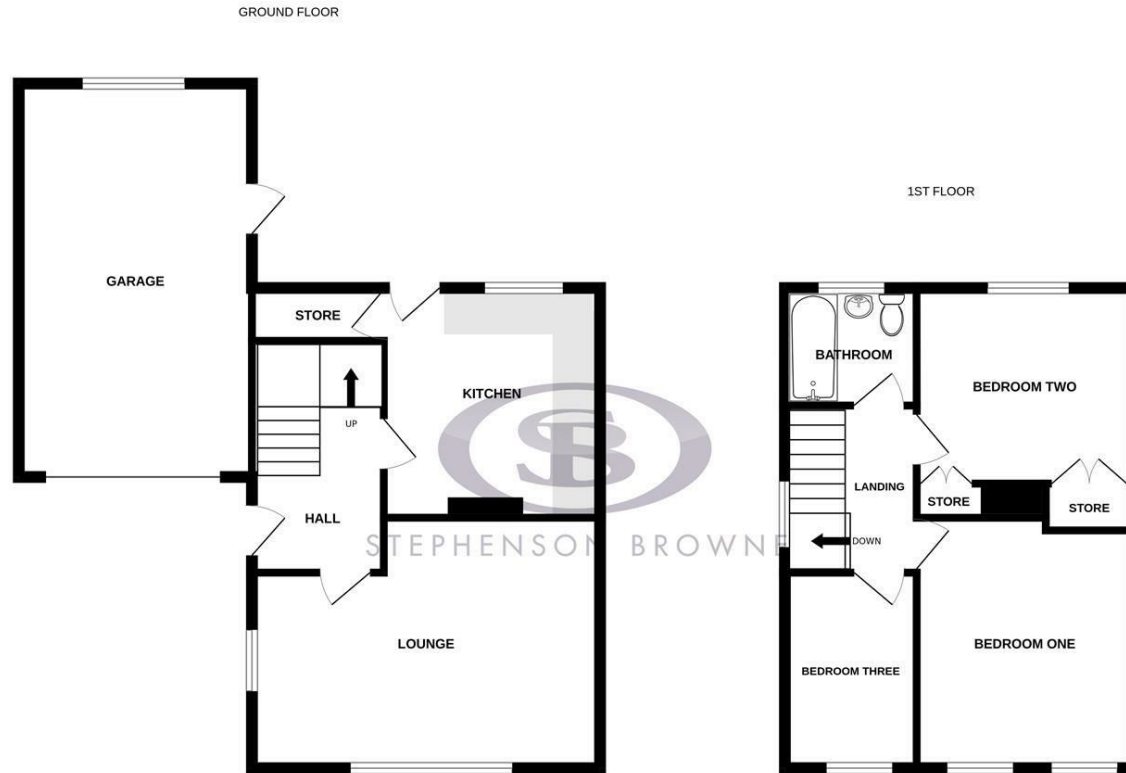
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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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			
(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.

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