



25 Heathend Road

ST7 2SQ

£375,000



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STEPHENSON BROWNE

A truly stunning FOUR BEDROOM SEMI-DETACHED FAMILY HOME positioned within one of Alsager's most popular residential areas, Heathend Road. Having been lovingly updated and modernised by the current owners, the property boasts a spacious, versatile layout to suit the modern family and is ready to move straight into!

Upon entry, you will find: entrance porch leading into the hallway and a generous lounge complete with inbuilt shelving and large window to the front elevation, allowing natural lighting to flood through the space. On from here, the property enjoys a contemporary kitchen / breakfast room, redesigned and newly fitted to host a range of wall, base and drawer units (including island / breakfast bar) and hosting all of the integral appliances you will need! The room opens into the sun room, with skylights and sliding doors onto the garden, making it the perfect space for entertaining guests or relaxing with family. In addition, downstairs offers a handy WC, impressive separately utility room and integral access to the garage. The first floor offers four well proportioned bedrooms, two being sizeable doubles and the family bathroom with three piece suite and over the bath shower.

Externally, you are spoilt with a great plot, currently providing off road parking for two cars yet having scope to extend the driveway if desired, as well as the integral garage, ideal for another parking space or handy storage. The rear is fantastically private, boasting a South-West aspect, enjoying a new patio for garden furniture, laid to lawn and many established, decorative shrubs and trees.

Viewings come highly recommended to appreciate everything Heathend Road has to offer! Call Stephenson Browne today to arrange yours and avoid missing out!



Entrance Porch

Double uPVC panelled doors having double glazed frosted inserts.

Entrance Hall

uPVC panelled door with double glazed frosted inserts. Stairs to the first floor. Single panel radiator. Door into:-

Lounge

16'4" x 9'11"

Double glazed window to the front elevation. Single panel radiator. Understairs storage cupboard. Door into:-

Kitchen Breakfast Room

19'6" x 10'5"

A newly fitted contemporary kitchen, redesigned by the current owners. Range of wall, base and drawer units with work surfaces over incorporating a 1.5 bowl sink unit with drainer and mixer tap. Space for range cooker having extractor canopy over. Integrated dishwasher, fridge and freezer. Breakfast bar. Heated towel rail. Pantry cupboard having shelving. Inset spotlighting. Opening into:-

Sun Room

10'4" x 18'4"

Double glazed windows to the rear elevation. Double glazed sliding patio doors opening out to the newly installed rear patio area. Double panel radiator. Two skylights.

Inner Hall

Door into garage. Door into:-

Utility Room

15'5" x 7'8"

Range of wall and base units with work surfaces over incorporating a stainless steel double drainer sink unit with mixer tap. Space for washing machine and dryer. Heated towel rail. uPVC panelled door with double glazed opening to the rear garden. Inset spotlighting.

Downstairs WC

3'5" x 4'1"

Two piece a low level WC with push button. Vanity wash hand basin with mixer tap and storage cupboard below.

First Floor Landing

Doors to all rooms. Loft access point. Storage cupboard with shelving.

Principal Bedroom

13'6" x 11'3"

Double glazed window to the front elevation. Double panel radiator. Storage cupboard having shelving.



Bedroom Two

10'11" x 10'4"

Double glazed window to the rear elevation. Single panel radiator.

Bedroom Three

7'11" x 8'0"

Double glazed window to the front elevation. Single panel radiator.

Bedroom Four

11'10" x 7'10"

Double glazed windows to the front and rear elevations. Single panel radiator.

Family Bathroom

5'6" x 7'10"

Two double glazed frosted windows to the rear elevation. Three piece suite comprising a low level wc with push button, pedestal wash hand basin with mixer tap and splashback tiling and a panelled bath with mixer tap and shower over. Partly tiled walls. Inset spotlighting. Heated towel rail.

Garage

8'0" x 16'0"

Split opening door to the front. Power and lighting. Glazed window to the side elevation.

Externally

The property is approached by a paved driveway providing parking for numerous vehicles. Mainly laid to lawn with fenced and hedged boundaries. Access gate and pathway leading to the rear garden. The rear garden is mainly laid to lawn with a mature range of trees shrubs and plants. A newly laid paved patio area provides ample space for garden furniture.

NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

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.

Council Tax Band

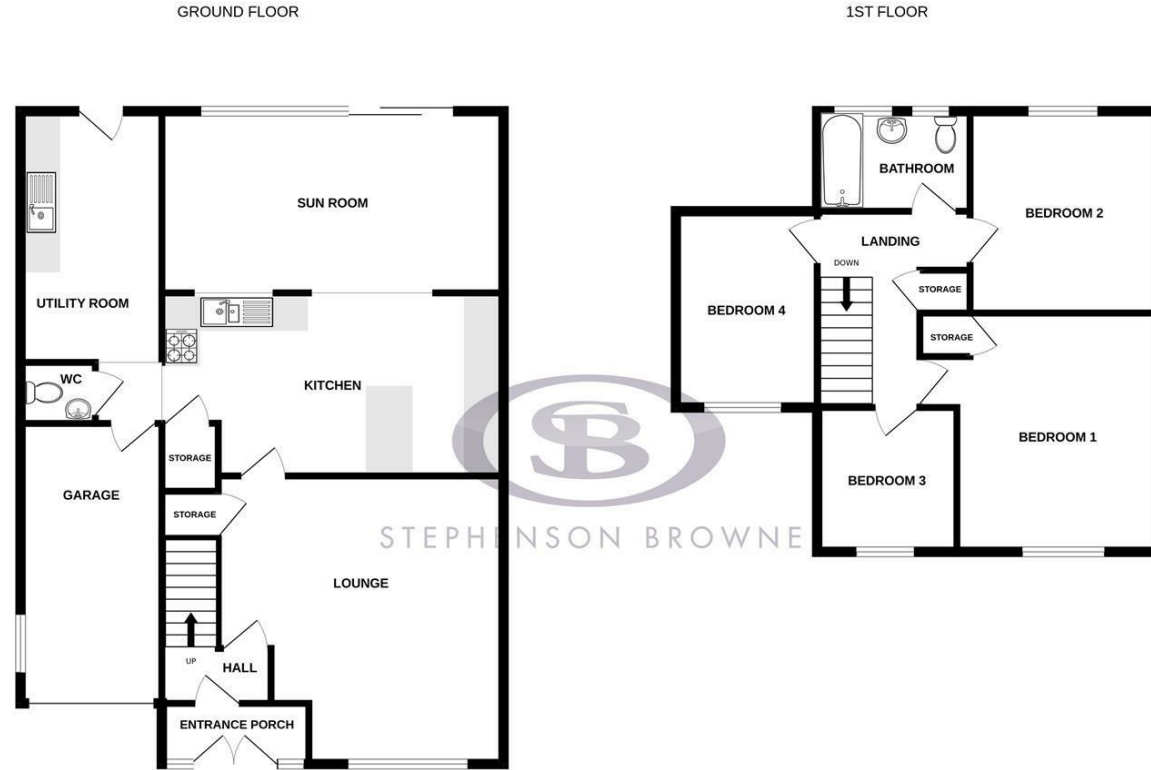
The council tax band for this property is D.

NB: Estate Agency Act 1979

Under the Estate Agency Act 1979 and current RICS regulations, we advise that the seller of this property is an employee or family member of an employee of Stephenson Browne Ltd.

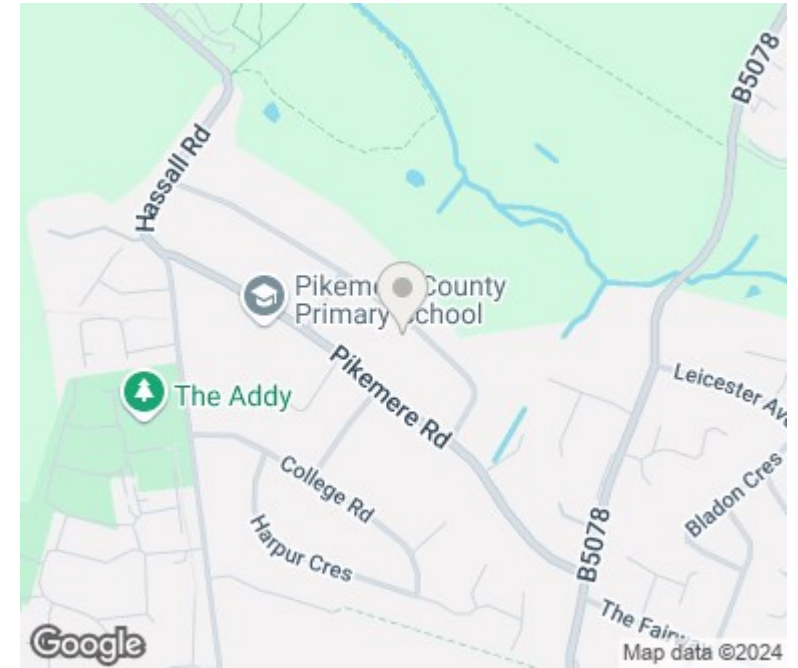


Floor Plan



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.

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