



17 Leicester Avenue

ST7 2BS

£385,000



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STEPHENSON BROWNE

NO ONWARD CHAIN - SIZEABLE FAMILY HOME - Presenting Leicester Avenue, a fantastic **FOUR BEDROOM DETACHED** family home located within a popular residential area of Alsager, close to the town centre along with it's many amenities including restaurants and shops, as well as local schooling and nearby woodland walks!

The property's clever layout offers a huge amount of space and flexibility, making it the perfect family home, consisting of: entrance porch, an ideal space for coat and shoe storage, welcoming hallway, handy downstairs WC, as well as a superb lounge with double sliding doors opening to the private rear garden! There are an additional two reception rooms offering a perfect dining area, separate office or playroom, as well as a fully fitted kitchen, hosting a range of units and integral appliances, benefitting from a separate utility room.

To the first floor you will find two sizeable double bedrooms, with the principal bedroom enjoying it's own en-suite shower room, and two good sized single rooms. The family bathroom is modern, comprising of a three piece suite with over the bath shower!

Externally, the property sits on a lovely plot with gardens to front and rear. The front elevation offers a tarmac driveway to suit two / three cars, with a lawn which could allow you to extend the parking if desired. There is also a garage to provide an extra space, or ideal storage, which has internal access via the utility room.

The main garden is lovely and private, with a large patio for garden furniture, and raised lawn with substantial soil borders home to a range of established, decorative shrubs, trees and plants.

To truly appreciate Leicester Avenue's size, plot and quiet yet convenient location, viewings come highly recommended! Call Stephenson Browne today to arrange yours and avoid missing out!



Entrance Porch

Having UPVC double glazed French doors to enter, UPVC double glazed windows to both sides and front elevations, spotlighting, tiled flooring and door into:

Hallway

With fitted carpet, radiator, coving to the ceiling, ceiling light fitting, door to handy storage cupboard as well as doors to ground floor rooms, such as:

Lounge

20'1" x 10'11"

Comprising of an electric feature fireplace with marble effect surround, fitted carpet, ceiling light fitting, coving to the ceiling, ample sockets, radiator, UPVC double glazed window to front elevation and UPVC sliding doors opening to the garden.

Office / Playroom

8'10" x 7'7"

A great additional reception room offering an ideal office or playroom, with fitted carpet, UPVC double glazed window to rear elevation, radiator, ceiling light fitting, coving to the ceiling and ample sockets.

Kitchen

9'10" x 8'9"

Comprising of a range of wall, base and drawer units with working surfaces over including breakfast bar with space for stools below, also having integral appliances including: four point gas hob with extractor over, sink with drainer, double high level oven and dishwasher. With tiled splashbacks, UPVC double glazed window to rear elevation, tiled flooring, inset spotlighting, ample sockets throughout, radiator and open to:

Utility Room

7'8" x 6'10"

Boasting additional units with working surfaces over, tiled splashback, a second sink with drainer, integral fridge freezer and space/plumbing for a washing machine. With tiled flooring, flush ceiling light fitting, radiator, ample sockets, UPVC double glazed window to rear elevation, UPVC door with double glazed frosted insert opening to the garden, and internal door giving entry into the garage.

Dining Room

14'6" x 7'11"

Offering a UPVC double glazed window to front elevation, ceiling light fitting, coving to the ceiling, radiator, ample sockets and fitted carpet.

WC

With a push flush WC and hand basin incorporated within fitted storage unit, radiator, vinyl flooring, obscure glass window to front elevation and ceiling light fitting.



Landing

With fitted carpet, coving to the ceiling, two ceiling light fittings, ample sockets, loft access via hatch, wall thermostat and doors to first floor rooms, including:

Principal Bedroom

13'1" x 10'11"

With fitted carpet, inset spotlighting, ample sockets, radiator, UPVC double glazed window to front elevation, inbuilt wardrobe and door to:

Ensuite

6'10" x 5'1"

With a push flush WC, pedestal hand basin and corner shower with dual shower head and sliding glass double doors. Having tiled walls, UPVC double glazed obscure glass window to rear elevation, ceiling light fitting and heated towel rail.

Bedroom Two

18'9" x 7'9"

A sizeable second bedroom offering two ceiling light fittings, UPVC double glazed windows to front and rear elevations, ample sockets and radiator.

Bedroom Three

10'11" x 8'8"

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

Bedroom Four

10'11" x 6'10"

With fitted carpet, ample sockets, radiator, ceiling light fitting and UPVC double glazed window to front elevation.

Family Bathroom

6'5" x 5'6"

With a low level push flush WC, pedestal hand basin and panelled bath with over the bath electric shower and bi-folding screen. With mostly tiled walls crating splashbacks, chrome heated towel rail, vinyl flooring, inset spotlighting and UPVC double glazed obscure glass window to rear elevation.

Council Tax Band

The council tax band for this property is E

NB: Tenure

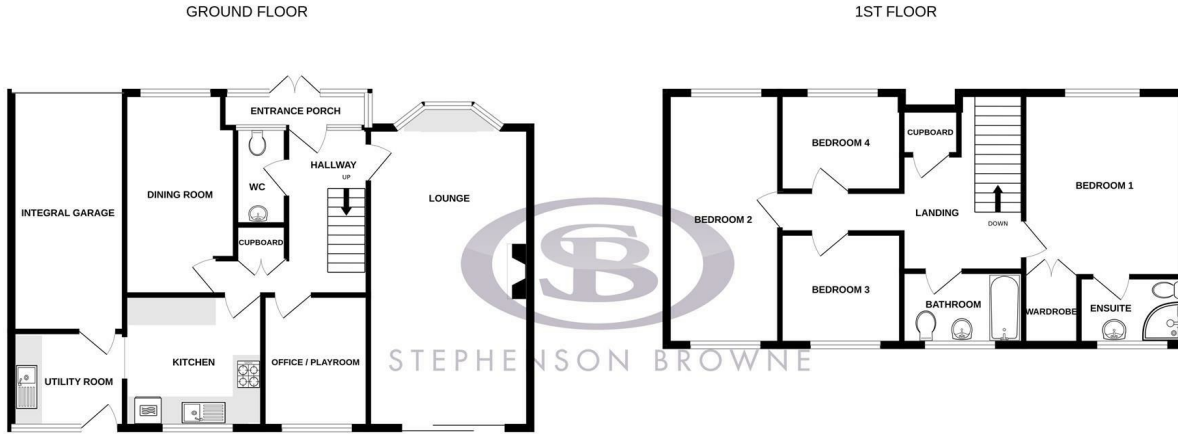
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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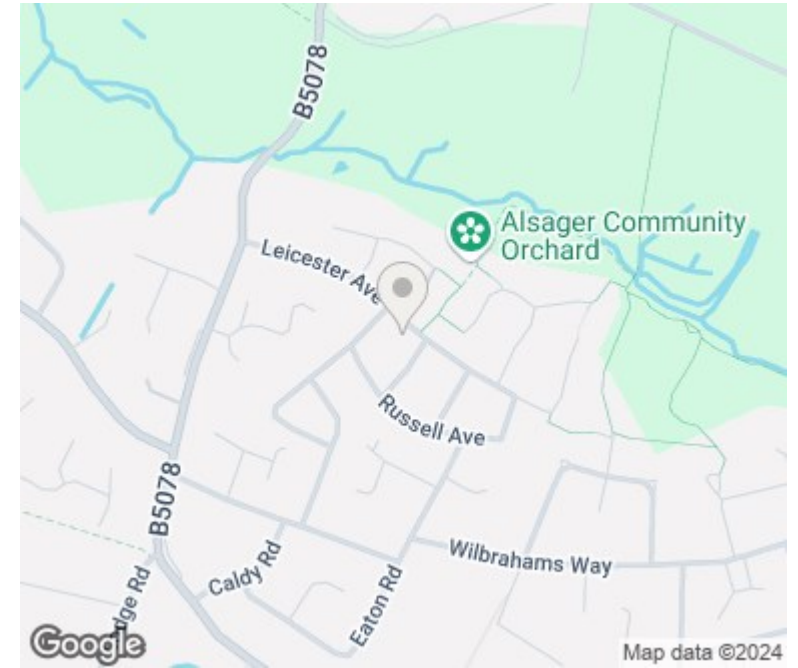


Floor Plan



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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