



**26 Heath Avenue**

ST7 3RY

**£235,000**



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STEPHENSON BROWNE



**SOUTH FACING REAR GARDEN** - Heath Avenue is a truly stunning, **THREE BEDROOM SEMI DETACHED** property with a garage, situated on a highly desirable residential estate in Rode Heath, close to a number of village amenities, good local schooling and countryside walks.

Accompanying the property are a number of notable features, some of which include: Double glazing, gas central heating and a well planned layout comprising of an entrance hall with access into the downstairs WC and exceptionally generous lounge with feature bay window, gas fire with granite hearth and archway leading to the dining area. This open plan room is homely and bright having French doors at the rear elevation and entry into the fully fitted kitchen boasting an abundance of character with wood units, granite working surfaces and stable door to the garden.

Upstairs are two brilliant double bedrooms, a very well proportioned third single bedroom and a family bathroom hosting a three piece suite with over the bath shower and enjoying underfloor heating.

Externally the property boasts ample off road parking via a widened driveway, with potential to extend further if required, a garage with a useful utility area and a lovely south facing rear garden with patio and lawn, perfect for entertaining during the summer months.

To fully appreciate the properties true size, specification and south facing garden viewing comes highly recommended.





### **Accommodation**

With canopied entrance porch with inset downlights and a composite paneled entrance door opening into:

### **Hallway**

With wood effect flooring, stairs to first floor, pendant lights wall mounted thermostat, radiator, door into:

### **WC**

With a modern two piece suite, comprising WC, wash hand basin, part tiled walls, feature recess with spot lighting over and tiled floor.

### **Lounge**

15'7" x 11'4"

With double glazed bow window to front elevation, wood effect flooring continued from the entrance hall, radiator, TV point, telephone point, coving, inset spotlights, a feature fireplace with black granite hearth housing a gas living flame effect fire and timber mantle, opening into:

### **Dining Room**

8'3" x 8'2"

With coving, inset spotlights, wood effect flooring, radiatorUPvc double glazed French doors opening out onto the rear garden.

### **Kitchen**

11'11" x 9'5"

With tiled flooring, inset spotlights, a comprehensive range of wall, base and drawer units with Granite working surfaces over incorporating an inset Franke one and a half bowl sink unit with Granite drainer having chrome mixer tap and cupboard below, integrated fridge & freezer, a four ring gas hob with tiled splashback, Neff extractor over the hob and double oven below, integrated dishwasher, a built-in storage cupboard, double glazed window to rear and a composite stable door opening out onto the rear garden.

### **Landing**

With doors to all rooms, access to loft space via loft hatch, coving, pendant light, double glazed window to side elevation, door into:

### **Bedroom One**

11'4" x 10'11"

With double glazed window to front, coving, pendant light, radiator, TV point, ample power points.

### **Bedroom Two**

11'9" x 8'2"

Another well proportioned double room with double glazed window to rear, coving, pendant light, ample power points, radiator.





### **Bedroom Three**

9'5" x 5'10"

A well proportioned third bedroom having double glazed window to rear, wood effect flooring, ample power points, pendant light, coving, radiator, telephone point.

### **Family Bathroom**

With tiled flooring and complementary wall tiles, a double glazed window to the front and feature column radiator. Fitted with a modern three piece suite, comprising bath with rainfall shower over, low level WC, and wash hand basin, underfloor heating, inset spot lighting, built in cupboard.

### **External**

To the front of the property is a block paved drive providing ample parking leading to an attached garage with electric opening door. The long rear garden has a lawned area, block paved patio, water tap and external lighting.

The rear garden enjoys a southerly aspect and good degree of privacy having paved patio area providing ample space for garden furniture, fence boundaries to all three sides, a laid to lawn with well stocked borders which are home to a number of mature trees, shrubs and plants.

### **Garage**

With electric garage door and personal door giving access to the rear garden, a wall mounted gas central heating combination boiler, plumbing for washing machine, water point and two double glazed windows, also including a utility area!

### **NB: Tenure**

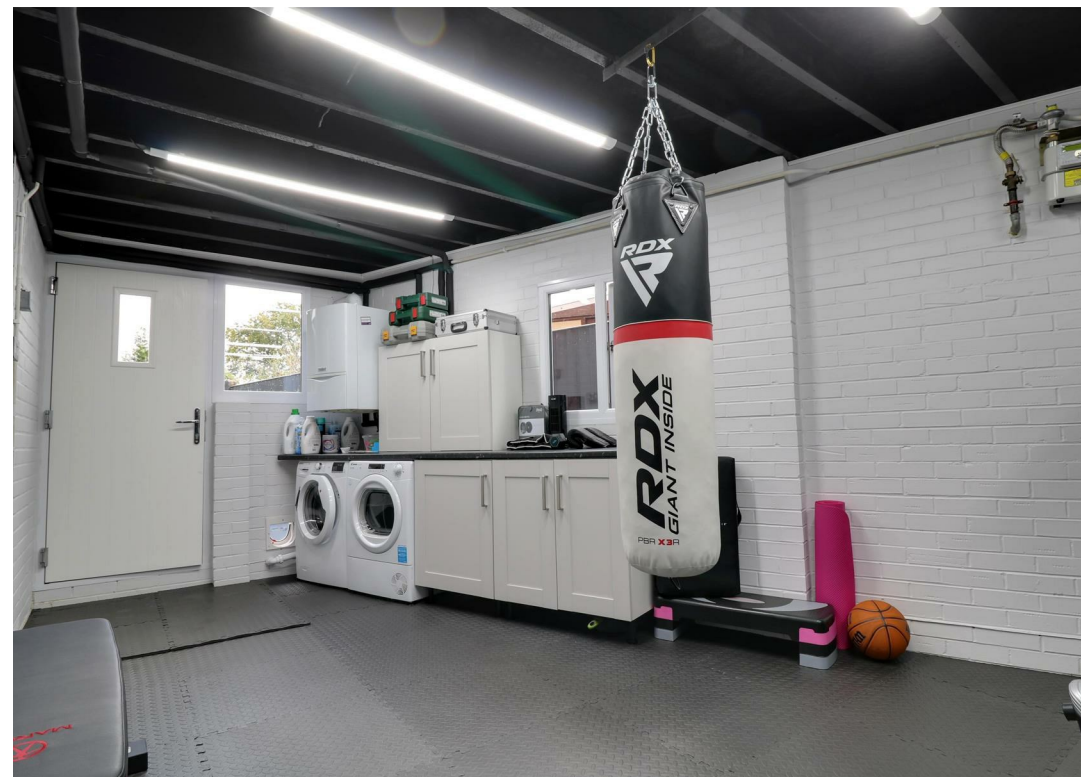
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **Council Tax Band**

The council tax band for this property is C.

### **NB: Copyright**

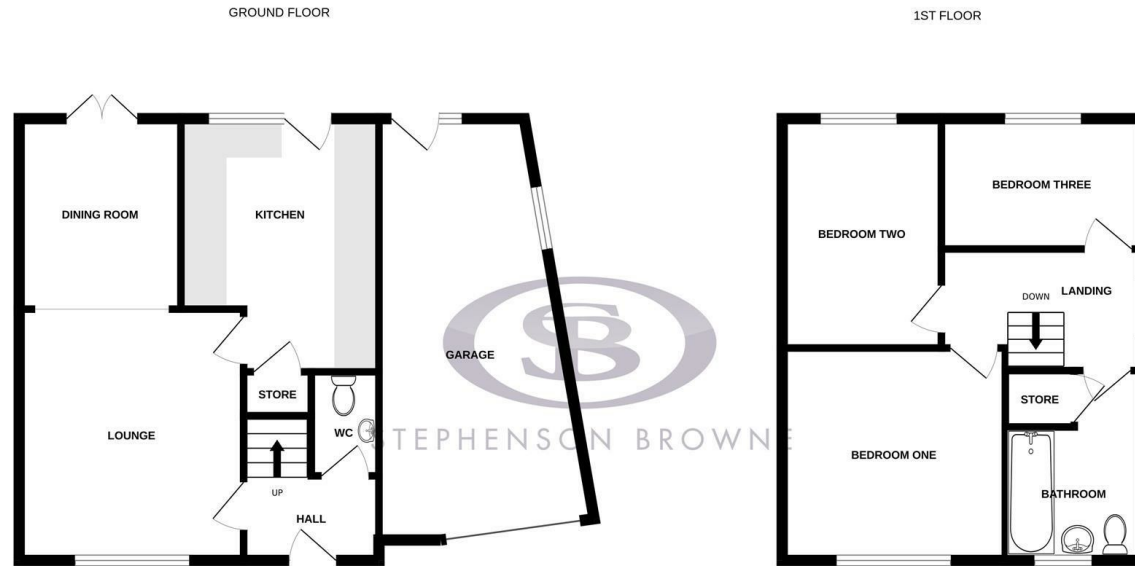
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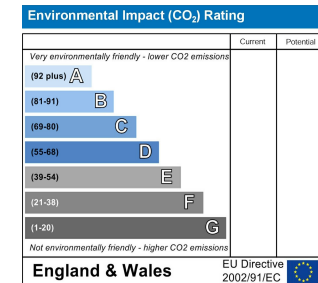
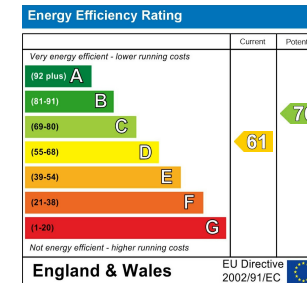


## Floor Plan



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



## 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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