



30 Leicester Avenue

ST7 2BS

Offers Over £400,000



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STEPHENSON BROWNE

SIZEABLE FAMILY HOME - Presenting Leicester Avenue, a fantastic **FOUR/FIVE 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 hallway, downstairs shower room, as well as a superb extended lounge with French 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/diner, hosting a range of units with granite work surfaces over, benefitting from a separate refitted utility room. To the first floor you will find four double bedrooms, two of which having fitted wardrobes, and separate refitted modern bathroom suite.

Externally, the property sits on a lovely plot with private gardens to the rear. The front elevation offers a tarmac driveway to suit numerous vehicles 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 lower lawned area with further private patio area.

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 Hall

Composite entrance door having double glazed frosted inserts. Stairs to the first floor. Double panel radiator. Doors to all rooms. Storage cupboard. Telephone point

Lounge/Diner

28'5" x 10'11"

Two single panel radiators. Double panel radiator. Double glazed bay window to the front elevation. TV aerial point. Gas fire with marble effect hearth and surround. Double glazed French doors opening to the rear garden

Dining Room/Bedroom Five

7'5" x 17'6"

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

Kitchen/Diner

9'10" x 16'8"

Range of wall, base and drawer units with granite work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Space for American style fridge freezer. Integrated microwave, oven, induction hob with extractor canopy over and dishwasher. Double glazed window to the rear elevation. Double panel radiator. Door into:-

Utility Room

8'1" x 14'8"

Range of wall and base units with roll top work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Space for washing machine, tumble dryer and wine cooler. Double glazed windows to the rear and side elevations. uPVC panelled door with double glazed inserts opening to the rear garden. Double panel radiator. Door into integral garage.

Snug/Playroom

11'10" x 7'11"

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

Downstairs Shower Room

9'11" x 2'5"

Double glazed frosted window to the front elevation. Heated towel rail. Three piece suite comprising a low level wc with push button flush, vanity wash hand basin with mixer tap and storage cupboard below. Fully tiled walls. Inset spotlights.

First Floor Landing

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



Principal Bedroom

13'0" x 8'3"

Range of fitted wardrobes having hanging rails and shelving. Air conditioning unit. Single panel radiator. Double glazed window to the front elevation. Inset spotlights. Reading lights.

Bedroom Two

11'10" x 10'11"

Double glazed window to the rear elevation. Single panel radiator. Fitted bedroom furniture having hanging rail and shelving. Fitted vanity unit with sink and storage cupboard below.

Bedroom Three

9'9" x 10'11"

Single panel radiator. Double glazed window to the front elevation. Door into eaves storage.

Bedroom Four

10'10" x 8'7"

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

Family Bathroom

11'10" x 6'4"

Three piece suite comprising a low level wc with push button flush, vanity wash hand basin with mixer tap and storage cupboard below and a paneled bath with mixer tap and rainfall shower over. Fully tiles walls. Inset spotlighting. Backlit fitted mirror

Externally

The property is approached by a tarmac driveway with block paved edging providing ample parking for numerous vehicles. Fenced and hedged boundaries all round. Access gate to the rear garden. The rear garden is mainly laid to lawn with two patio areas providing ample space for garden furniture and outside entertaining.

Garage

17'9" x 8'3"

Up and over door to the front. Glazed window to the side. Power and lighting.

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

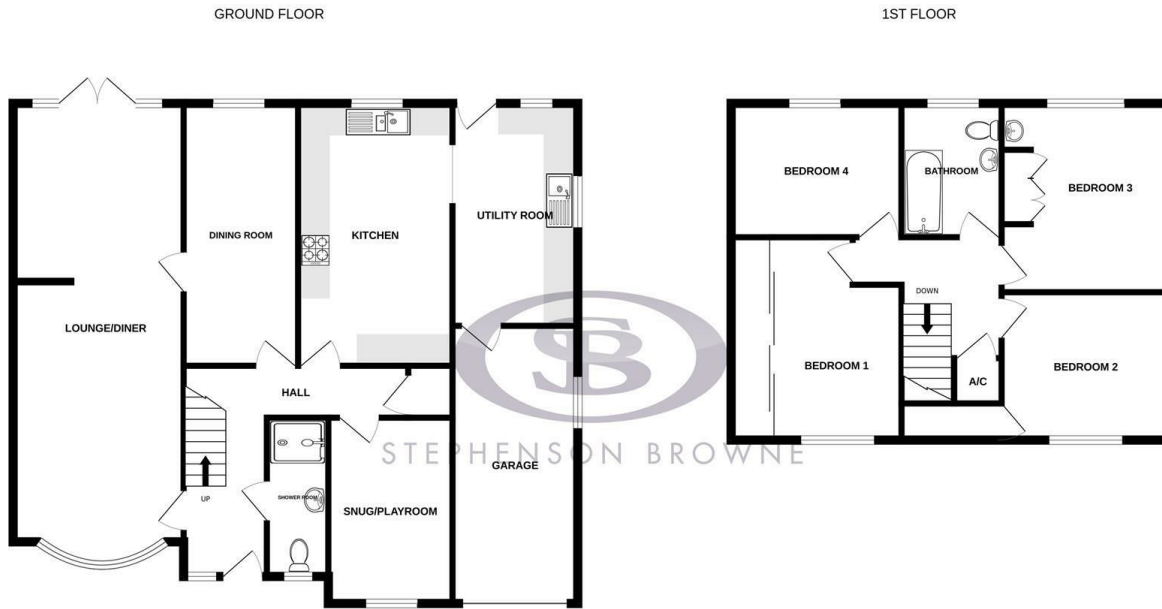
The council tax band for this property is F.

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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