



22 Kingsley Road

ST7 1QZ

Offers In Excess Of £195,000



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STEPHENSON BROWNE

A superb opportunity to purchase a spacious three bedroom semi-detached home with an air source heat pump, perfectly combining energy efficiency with modern family living!

Having undergone a number of improvements in recent years, this sizeable property now benefits from a landscaped brick-paved frontage and is beautifully presented throughout!

An entrance hallway leads to a well-proportioned lounge and a 22ft long kitchen/diner with a host of integrated appliances, whilst a rear hall space leads to a very useful utility room and a downstairs W/C. To the first floor are three bedrooms (two generous double bedrooms and an excellent size single room), as well as a family bathroom.

To the front of the property is a double-width brick paved frontage (with the potential for off-road parking subject to planning permission and a dropped kerb), whilst the rear garden features patio and lawned areas with border hedges, offering an excellent degree of privacy. It is worth noting the views to the rear of the property (in particular from the second bedroom), looking towards the Welsh Mountains!

Situated on Kingsley Road, the property is perfectly placed for Springhead Community Primary School which is quite literally down the road, whilst transport links including the M6, A500 and A34 are all within easy reach. Retail facilities such as Affinity Staffordshire are also only a short distance away.

An ideal family home or first time buy which must be seen to be fully appreciated - please contact Stephenson Browne to arrange your viewing!



Entrance Hall

Composite front door, vinyl tile effect flooring, ceiling light point, radiator.

Lounge

15'11" x 10'10"

Fitted carpet, three UPVC double glazed windows, ceiling light point, radiator, double doors into;

Kitchen/Diner

22'7" x 8'10"

UPVC double glazed window and French doors leading to the rear garden, composite door leading into the rear hall, vinyl tile effect flooring and wooden flooring to Dining area, two feature tall radiators, one and a half bowl stainless steel sink with drainer, integrated hobs, double oven, cooker hood, wall and base units, space and plumbing for appliances, under stairs storage cupboard.

Rear Hall

Timber door to the front and rear, UPVC double glazed window, vinyl laminate effect flooring, radiator, wall light point, storage cupboard.

Utility Room

6'0" x 6'0"

Downlights, space and plumbing for appliances, work surface above.

W/C

Tiled flooring, part tiled walls, radiator, downlights, W/C.

Landing

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

Bedroom One

12'1" x 11'0"

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

Bedroom Two

12'2" x 8'11"

Fitted carpet, UPVC double glazed window with views to the rear towards the Welsh Mountains, ceiling light point, radiator.

Bedroom Three

9'11" x 7'7"

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

Bathroom

7'9" x 5'6"

UPVC double glazed window, downlights, chrome towel radiator, tiled walls, W/C, wash basin with vanity unit, bath with overhead shower, storage cupboard.



Outside

To the front of the property is a landscaped double-width brick paved frontage (with the potential for off-road parking subject to a dropped kerb and planning permission) with a pathway leading to the front door, whilst the rear garden features a patio area and lawn with border hedges, offering an excellent degree of privacy.

Council Tax Band

The council tax band for this property is A.

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.

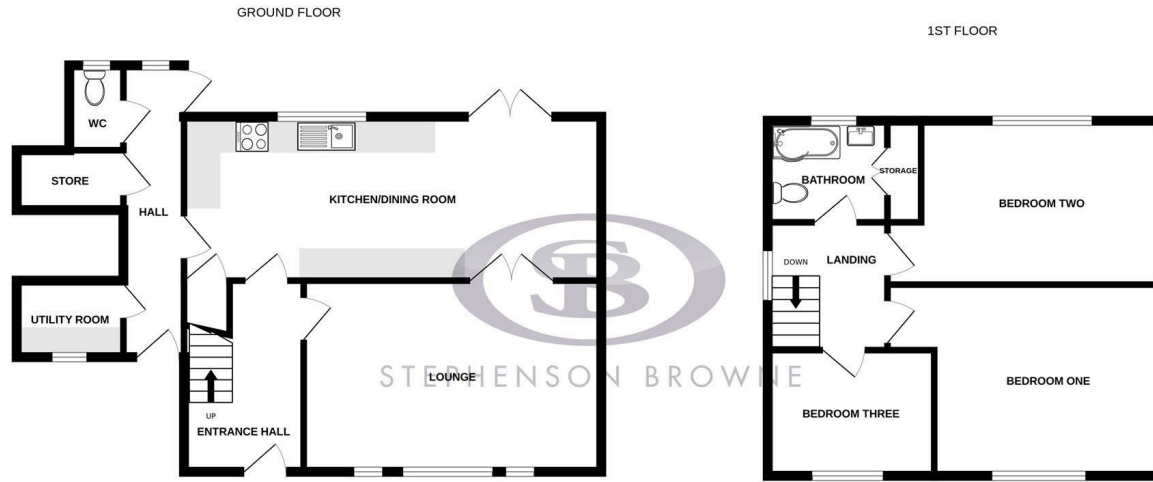
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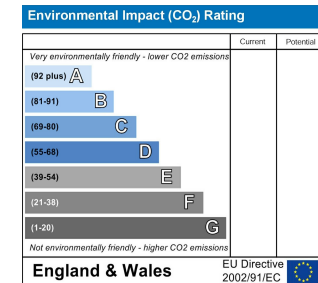
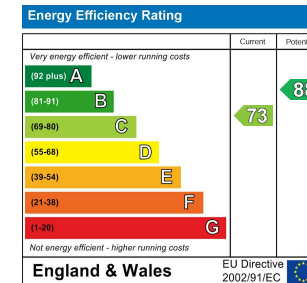


Floor Plan



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



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

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