



164 Sandbach Road
ST7 3RB
Offers Over £255,000



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STEPHENSON BROWNE

NO ONWARD CHAIN - SPACIOUS DETACHED HOME - This well presented three bedroom detached dormer bungalow located in the popular location of Church Lawton, set back from Sandbach Road with an open aspect to the rear

Offering versatile, well planned accommodation with the third bedroom/dining room to the ground floor. A spacious lounge, kitchen, conservatory and family bathroom complete the ground floor. To the first floor are two great sized double bedrooms, with the rear bedroom enjoying views over the rear garden and beyond!

The property is set back from the road having ample off road parking, attached garage and a well stocked, private garden to the rear.

Just a short distance away and perfectly placed for the wealth of amenities within Alsager, with easy access to transport links such as the A34, A500 and M6. Alsager Train Station is also only a short distance away, with several schools also nearby.

Entrance Hall

uPVC panelled entrance door with double glazed frosted inserts. Double glazed frosted window to the side elevation. Stairs to the first floor. Doors to all rooms. Double panel radiator. Storage cupboard.

Lounge

17'9" x 10'3" (5.435 x 3.139)

Sliding double glazed patio doors opening to the rear garden. TV aerial point. Double panel radiator. Fireplace with gas fire, tiled hearth and marble surround. Understairs storage cupboard.

Kitchen

9'10" x 8'10" (3.015 x 2.709)

Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated double oven, gas hob and extractor canopy over. Telephone point. Double glazed window to the rear elevation.

Conservatory

8'5" x 7'1" (2.590 x 2.168)

Double glazed windows all round. uPVC panelled door with double glazed frosted inserts opening to the rear garden.

Family Bathroom

5'5" x 8'2" (1.661 x 2.514)

Three piece suite comprising a low level wc, pedestal wash hand basin and a panelled bath with shower over. Tiled walls. Double glazed frosted windows to the front and side elevation. Single panel radiator.





Bedroom Three/Dining Room

10'5" x 10'11" (3.188 x 3.340)

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

First Floor Landing

Doors into both bedrooms. Double glazed, partially frosted window to the side elevation.

Bedroom One

13'11" x 10'10" (4.247 x 3.311)

Double glazed, partially frosted window to the rear elevation. Single panel radiator.

Bedroom Two

11'0" x 11'11" (3.369 x 3.654)

Double glazed, partially frosted window to the front elevation. Single panel radiator. Loft access point. Storage cupboard.

Externally

The property is set back from the road, approached by a tarmac driveway providing ample parking for numerous vehicles with further paved areas providing further parking. The front garden is partially laid to shale with stocked borders. The rear garden is mainly laid to lawn with a paved patio providing ample space for garden furniture. Well stocked borders giving the rear garden a good degree of privacy.

Garage

17'2" x 8'6" (5.248 x 2.601)

Glazed window to the rear elevation. Up and over door to the front. Door to the rear. Lighting. Wall mounted gas central heating boiler.

Council Tax Band

The council tax band for this property is D.

NB: Tenure

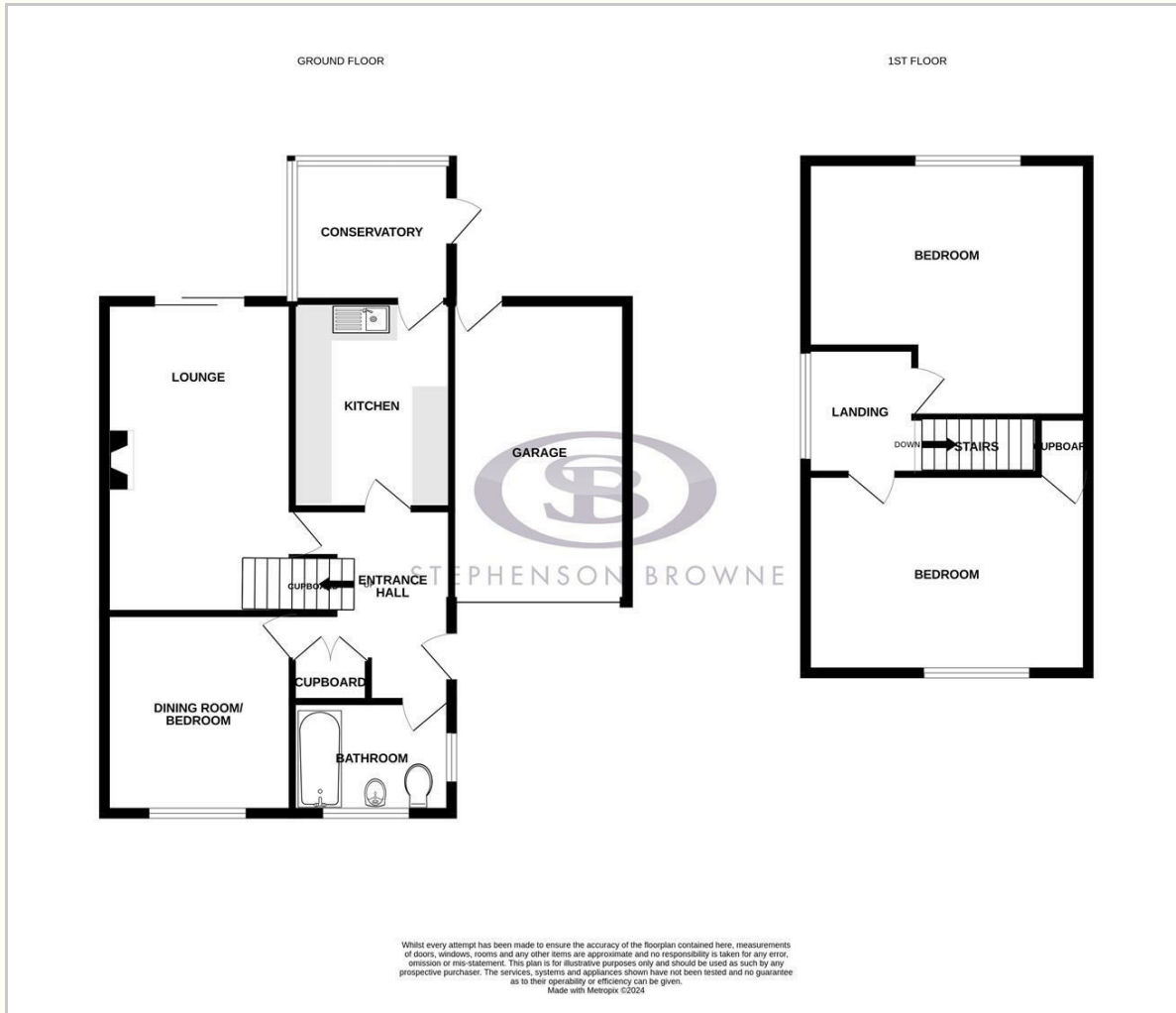
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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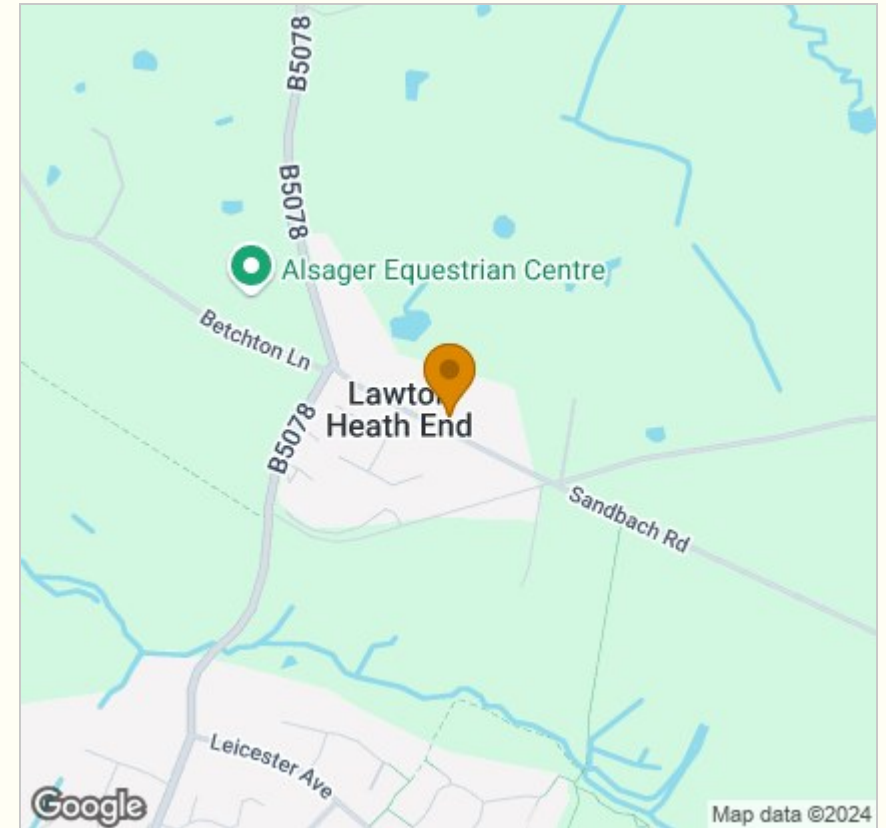
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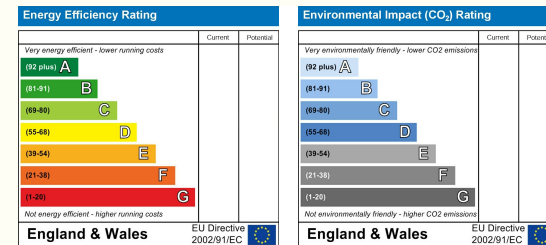
Floor Plan



Area Map



Energy Efficiency Graph



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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