



5 Carlyle Close

ST7 3UA

Offers Over £300,000



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STEPHENSON BROWNE

SOUGHT-AFTER VILLAGE LOCATION & NO ONWARD CHAIN! - A most appealing **THREE DOUBLE** bedroom detached home, in the desirable location of Carlyle Close, Rode Heath having been greatly updated by the current owners. Located a minute's walk from the canal, close to local schooling, rated 'OUTSTANDING' by Ofsted, and a short distance from both Alsager & Sandbach town centres.

On entrance there is a generous hallway, with access to the modern ground floor WC and stairs to the first floor. Also leading on from the hallway is the spacious lounge, with French doors leading out to the garden. The kitchen/breakfast room is a great size and hosts a contemporary feel, having space for all the necessary appliances and in superb decorative order. This room also overlooks the private, landscaped rear garden.

To the first floor, you will find three excellent double bedrooms with the master bedroom boasting a stylish en-suite shower room and storage cupboards, and the third bedroom having an additional inbuilt storage cupboard. Lastly to the first floor is the beautiful shower room, completed to match the en-suite.

To the front of the property, there is driveway parking directly in front of the single garage - potentially offering you the flexible living everybody desires, as this would be an ideal space to partially convert into a study/playroom or another room to suit your needs (subject to the necessary consents and permissions).

LOCATIONS LIKE THESE DO NOT COME UP OFTEN! Book your all important viewing by calling Stephenson Browne today!



Entrance Hall

Composite entrance door having double glazed frosted insets. Double panel radiator. Tiled flooring.

Downstairs WC

2'11" x 5'1"

Double glazed frosted window to the front elevation. Single panel radiator. Two piece suite comprising low level WC with push button flush and a vanity wash hand basin with mixer tap and storage cupboard below. Tiled flooring.

Lounge

9'11" x 20'2"

Two double panel radiators. Double glazed frosted window to the side elevation. Double glazed French doors opening to the rear garden.

Kitchen/Breakfast Room

7'11" x 15'10"

Double glazed window to the rear elevation. uPVC panelled door having double glazed insets opening to the rear garden. Range of wall, base and drawer units with work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Integrated dishwasher. Integrated oven with induction hob and extractor canopy over. Space and plumbing for a washing machine. Space for tumble dryer and fridge freezer. Single panel radiator.



First Floor Landing

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

Principal Bedroom

11'8" x 10'3"

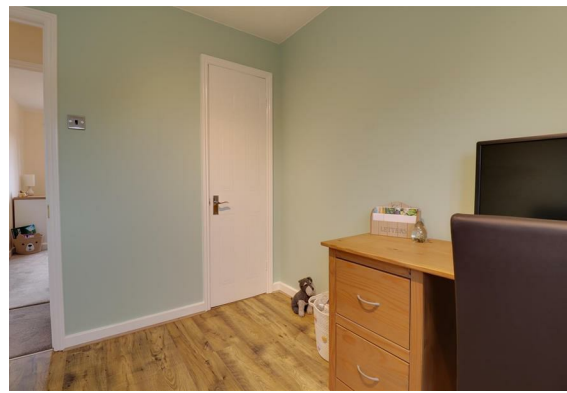
Double glazed window to the rear elevation. Single panel radiator. Two storage cupboards having shelving. Telephone point. Door into:-



En-Suite

3'2" x 8'4"

Double glazed frosted window to the side elevation. Heated towel rail. Fitted mirror with lighting. Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage below, and a shower cubicle having rainfall shower and rinser attachment. Inset spotlighting. Tiled walls and flooring.



Bedroom Two

8'0" x 11'6"

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



Bedroom Three

9'1" x 8'4"

Double glazed window to the front elevation. Single panel radiator. Storage cupboard with hanging rail and shelving.

Shower Room

6'1" x 6'4"

Double glazed frosted window to the front elevation. Heated towel rail. Fitted mirror with lighting. Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage below, and a corner shower cubicle having rainfall shower and rinser attachment. Inset spotlighting. Tiled walls and flooring.

Externally

The property is approached by a tarmac driveway providing off road parking and access to the integral garage. The front garden is mainly laid to lawn, with paved pathway leading to the front of the property and an access gate which leads down the side to the rear garden. The rear garden is mainly laid to lawn with stocked borders housing a variety of trees, shrubs and plants. Block paved and paved patio areas provide space for garden furniture. Fenced boundaries.

Garage

8'2" x 16'0"

Up and over door to the front. Power and lighting.

Council Tax Band

The council tax band for this property is D.

NB: Tenure

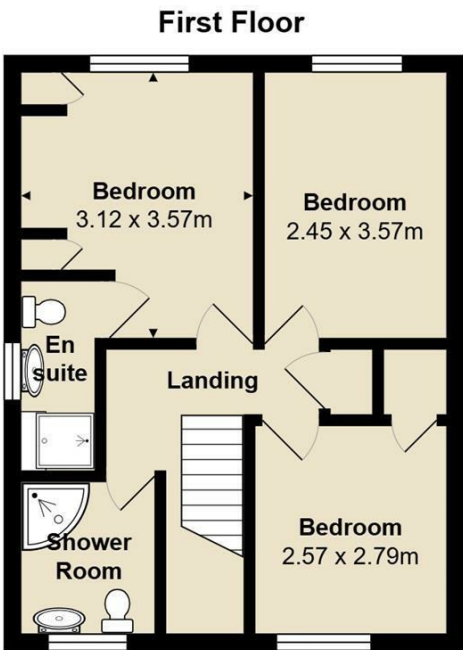
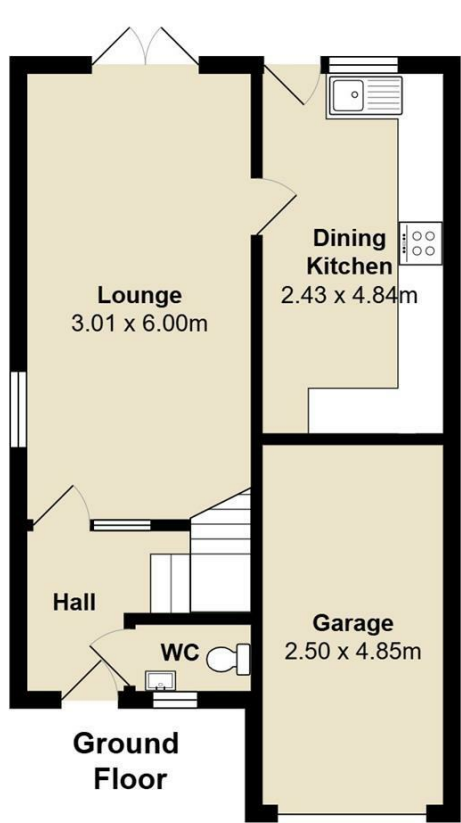
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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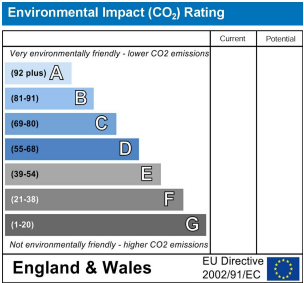
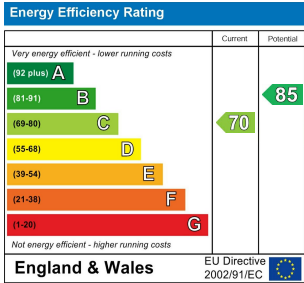
Floor Plan



All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

Total Area: 93.7 m²

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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