



12 Queensway

ST7 2SP

Offers Over £330,000



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STEPHENSON BROWNE

NO ONWARD CHAIN - PLANNING PERMISSION IN PLACE FOR FURTHER EXTENSION -Queensway is a superb THREE BEDROOM DETACHED HOME situated in a favourable cul-de-sac location within walking distance to Alsager town, along with it's many amenities! The property presents spacious internal accommodation, as well as a generous plot size offering gardens to front and rear.

This stunning already extended detached house, tucked away at the end of the cul-de-sac adjacent to the school playing fields, is perfect for the growing family being ready to move into but still offering further potential. Coming with planning permission to turn this already extended home into a four bedroom detached house! Planning reference 23/1282C.

In brief, the property comprises of an entrance hall/passageway opening to a bright and airy hallway space providing access to all rooms. You will also find an impressive lounge having a feature fireplace and French doors opening to the rear garden and a refitted kitchen with space for a sofa/dining and a range of fitted appliances. Upstairs there are three double bedrooms and a family bathroom. A handy utility room and the attached garage can be accessed via the hall/passageway.

Externally, the property resides on an excellent plot, with a paved driveway to the front giving you invaluable off road parking for approximately 2 / 3 cars, as well as a lawn which could extend the off road parking if desired. There is also an attached garage and outbuilding to the rear, with paved patio area.

Properties in this location are rarely offered for sale, contact Stephenson Browne to arrange your all important viewing!



Entrance

uPVC paneled door with double glazed frosted inserts. Door into utility room and garage. Double panel radiator. Access to the rear garden. uPVC paneled door with double glazed frosted inserts into:-

Entrance Hall

Doors into both rooms. Single panel radiator.

Lounge/Diner

Lounge Area

11'11" x 15'4"

Double panel radiator. Brick fireplace with tiled hearth having open fire. Stairs to the first floor.

Dining Area

9'10" x 15'7"

Double panel radiator. Double glazed sliding patio door opening to the rear garden. Double glazed window to the rear elevation.

Kitchen Breakfast Room

19'1" x 11'11"

Range of wall, base and drawer units with oak effect work surfaces over incorporating a 1.5 bowl sink unit with drainer and mixer tap. Integrated double oven with induction hob. Integrated dishwasher. Integrated fridge freezer. Double glazed window to the side elevation and two double glazed windows to the front elevation. Radiator.

Utility Room

8'4" x 8'4"

Double glazed window to the rear elevation. Range of base units with work surfaces over incorporating a 1.5 bowl sink unit with drainer and mixer tap. Space for washing machine, . Space for dryer.

First Floor Landing

Glazed door opening to the side elevation. Doors to all rooms.

Bedroom One

10'0" x 12'0"

Double glazed window to the front elevation. Single panel radiator. Built-in wardrobes with sliding doors, hanging rail and shelving.

Bedroom Two

12'8" x 9'0"

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

Bedroom Three

11'1" x 6'7"

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



Family Bathroom

9'11" x 6'11"

Double glazed frosted window to the front elevation. Single panel radiator. Storage cupboard with shelving. Four piece suite comprising a low level wc with push button flush, pedestal wash hand basin with mixer tap, corner bath with mixer tap and corner shower cubicle with rainfall shower over. Inset spotlighting.

Externally

The property is approached by a block paved driveway providing ample off road parking leading to a attached garage. The front garden is mainly laid to lawn with borders housing a variety of trees, shrubs and plants. The rear garden is mainly laid to lawn with a paved patio area providing ample space for garden furniture. Fenced boundaries. Storage area to the side.

Outbuilding/Home Office

15'4" x 9'5"

Power and lighting. Glazed windows to the side and front elevation. Double doors opening to the side elevation.

Garage

8'7" x 17'8"

Electric roller 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

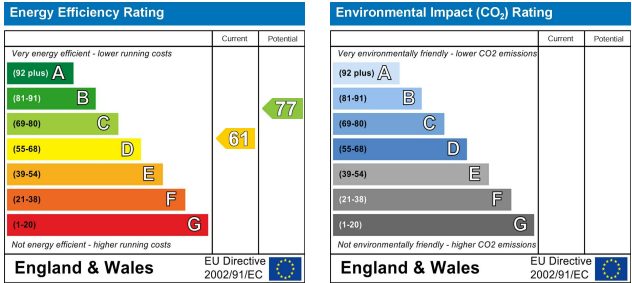
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Floor Plan



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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