



101 Linley Road

ST7 2QF

Offers Over £230,000



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STEPHENSON BROWNE

CASH BUYERS ONLY.....EXTENDED DETACHED FAMILY HOME CLOSE TO ALSAGER CENTRE & TRAIN STATION - A spacious three double bedroom, family home offering ample, family size accommodation conveniently positioned close to Excalibur Primary School & Alsager Station. Although extended, the property offers great potential for further extension (subject to the usual permissions).

Upon entry, you will find an inviting hallway, with access to ground floor rooms including a through lounge/diner with multifuel burner, study, fitted kitchen comprising of a range of units and hosting plenty of space for necessary appliances, as well as a five piece bathroom suite. The property also boasts a cellar! All three bedrooms are well proportioned double bedrooms, with a balcony located off the principal.

Externally, the driveway sweeps round to the rear to the detached garage providing ample off road parking, with generous rear garden and patio area perfect for the growing family!

To fully appreciate the property's convenient position, true size and many attributes, early viewing is highly recommended!



Entrance Porch

Double glazed frosted window to the front elevation. Composite door with double glazed frosted insets. Single panel radiator. Stairs down to the cellar.

Sitting Room/Bedroom Four

12'10" x 10'8"

Double glazed windows to the front and side elevations. Single panel radiator. Adam's style fireplace.

Lounge

11'9" x 12'9"

Single panel radiator. Double glazed window to the front elevation. Multi fuel burner.

Dining Room

11'10" x 11'9"

Double glazed sliding patio doors to the rear. Single panel radiator.

Inner Hall

Stairs to the first floor. Storage cupboard with shelving.

Family Bathroom

6'4" x 8'5"

Five piece suite comprising a low leve WC, pedestal wash hand basin, clawfoot bath, with mixer tap having rinser attachment, bidet and a shower cubicle with rainfall shower over. Single panel radiator. Double glazed frosted window to the side elevation. Shaver point.

Kitchen/Breakfast Room

13'2" x 9'5"

Range of wall, base and drawer units with quartz work surfaces over incorporating a Belfast sink unit with mixer tap and drainer. Integrated oven and grill with electric hob and extractor canopy over. Double glazed window to the rear elevation and double glazed frosted window to the side elevation. Wall mounted gas central heating boiler. Space for washing machine. Space for undercounter fridge. Integrated fridge freezer. Single panel radiator.

Cellar

12'10" x 10'8"

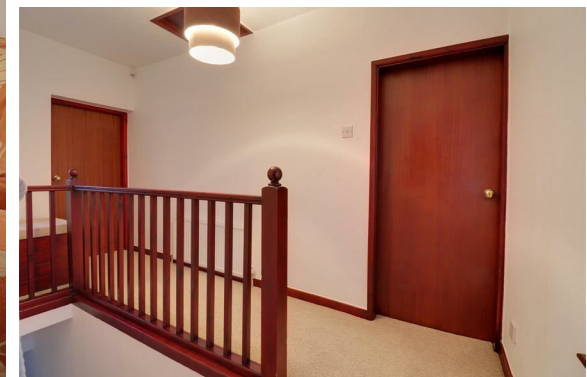
First Floor Landing

Doors to all rooms. Double glazed windows to the front and rear elevations. Single panel radiator. Loft access point.

Bedroom One

10'7" x 12'7"

Double glazed sliding patio doors opening onto the balcony. Double glazed window to the front elevation. Double panel radiator. TV aerial point



Bedroom Two

11'11" x 11'11"

Double glazed windows to the rear and side elevation. Two single panel radiators.

Bedroom Three

8'8" x 13'0"

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

Detached Garage

8'1" x 15'9"

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

Externally

A walled courtyard to the front sets the property back from the road with a paved driveway leading down the side of the property and continues through to the rear giving ample off road parking for numerous vehicles. The property is situated on a generous plot with the rear garden being mainly laid to lawn. Fenced boundaries.

Council Tax Band

The council tax band for this property is C.

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

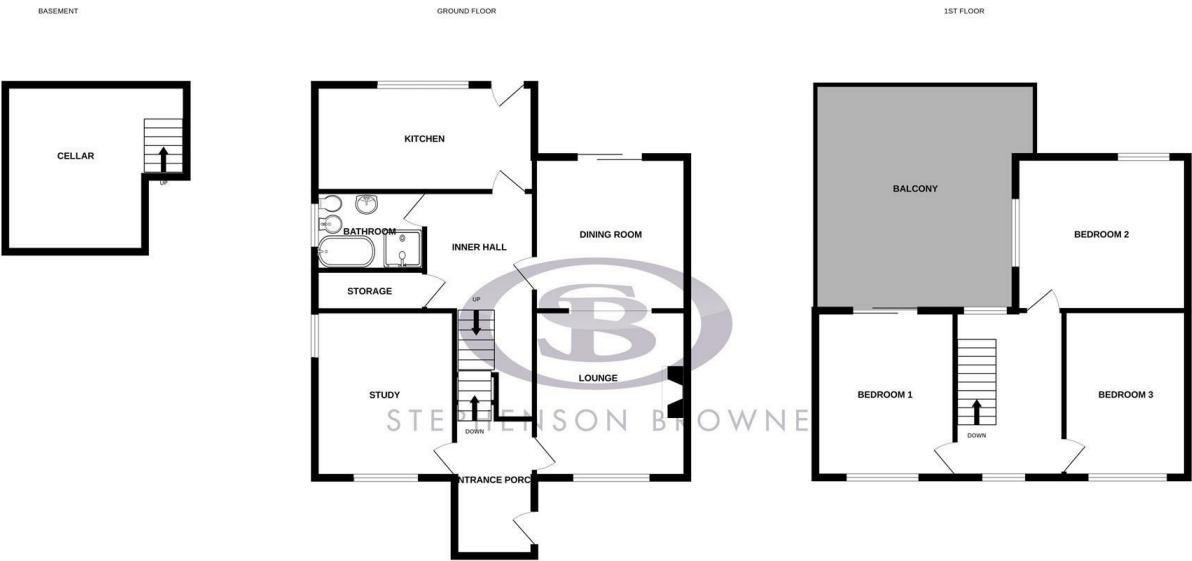
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Agents Note

Please note we have been advised by the seller that the property was underpinned in 1992, further information is available upon request.



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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(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.

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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