



Chapel House Chapel Lane

ST7 8JN

Offers Over £310,000



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STEPHENSON BROWNE

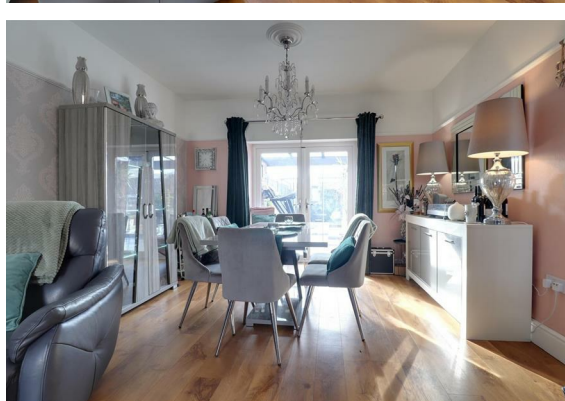
Stephenson Browne are delighted to bring to the market Chapel House, on Chapel Lane - just a stones through from Audley centre and its many amenities. The property itself dates back to 1875 when it formed part of the original Sunday School for the Primitive Methodist Chapel. Today, the property is a three bedroom semi detached family home offering spacious, beautifully presented accommodation throughout with the added bonus of an extra garden plot!

Located on a quiet residential road in the village itself, yet easy walking distance to the shops and all local amenities. Excellent transport links with the A500 and M6 motorway are also within reach.

In brief the property comprises: A bright hallway giving access to the downstairs WC, spacious lounge diner, through to the refitted kitchen with wall, base and drawer units, integrated high quality appliances and quartz work surfaces, access from the kitchen and lounge into the sunroom, which is a perfect entertaining space having glass doors that open for additional outside space in the summer. To the first floor are three double bedrooms with the principal having the en-suite shower room, and the family bathroom with a four piece suite completes the accommodation. Access to the loft area which is part boarded and having high ceilings with potential for conversion (subject to the necessary permissions).

To the front is a driveway providing parking for two vehicles, with a private, elevated rear garden. In addition to this, a separate plot is included having further parking for up to three vehicles and a private summer garden offering potential for a garage or building plot (subject to the necessary permissions).

The property must be viewed to be appreciated so contact Stephenson Browne today to arrange your all important viewing!



Entrance Hall

uPVC panelled entrance door having double glazed frosted insets. Stairs to the first floor. Doors to all rooms. Double glazed window to the front elevation. Single panel radiator.

Downstairs WC

4'11" x 5'4"

Two piece suite comprising a low level WC with push button flush and a vanity wash hand basin with mixer tap, storage cupboard below and splashback tiling. Single panel radiator.

Lounge/Diner

26'8" x 12'6"

Double glazed window to the front elevation. Double glazed French doors to the rear. Double panel radiator.

Kitchen

11'4" x 11'9"

Range of wall, base and drawer units with Quartz work surfaces over incorporating a single drainer sink unit with Quooker mixer tap. Integrated Neff appliances including: oven, oven/microwave, induction hob and extractor canopy over, dishwasher and fridge freezer. Inset spotlighting. Understairs storage cupboard. Double glazed window to the rear elevation. uPVC panelled door with double glazed inset opening into:-

Garden Room

20'11" x 8'4"

Glazed sliding patio doors opening to the rear garden, a great room that opens out to incorporate into the garden for the summer months. Base units with Quartz work surface over incorporating a Belfast sink with mixer tap. Space and plumbing for a washing machine. Space for a tumble dryer.

First Floor Landing

Double glazed window to the side elevation. Storage cupboard with hanging rail and shelving. Loft access point. Doors to all rooms.

Principal Bedroom

13'3" x 10'6" to front of robes

Double panel radiator. Double glazed window to the rear elevation. Fitted wardrobes with hanging rail, shelving and sliding doors. Door into:-

En-Suite

4'1" x 7'6"

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below, and a double shower cubicle with rainfall shower over and rinsers attachment. Tiled walls. Inset spotlighting.



Bedroom Two

12'10" x 11'7"

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

Bedroom Three

11'8" x 7'6"

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

Family Bathroom

11'2" x 6'10"

Four piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap, P-shaped bath with mixer tap and rinser attachment, and a double corner shower cubicle with electric shower over. Double glazed frosted window to the rear elevation. Heated towel rail.

Externally

The property is approached by a shale driveway providing off road parking for two vehicles. Access gate leading to the rear garden. The rear garden enjoys a great degree of privacy and is mainly paved and decked, providing ample space for outside entertaining and dining. Fenced boundaries.

Additional Plot

A further shale driveway parking providing side by side parking for approximately three vehicles. Access gate opening onto the summer garden, elevated and enjoying a great degree of privacy. Potential for a building plot (subject to planning permission).

NB: Tenure

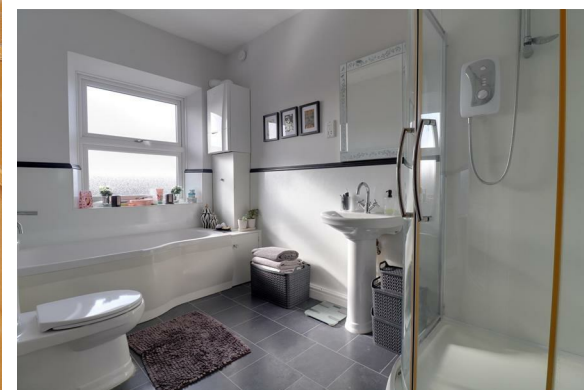
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

Council Tax Band

The council tax band for this property is C.

NB: Copyright

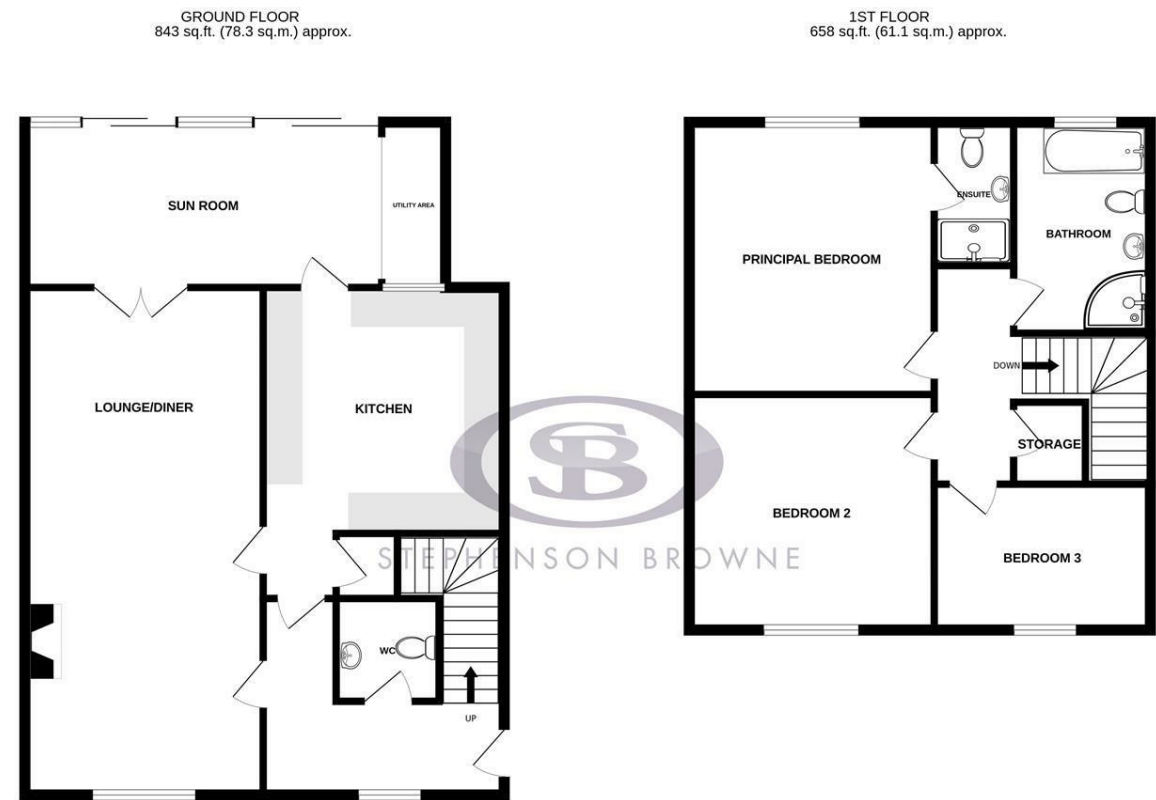
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Floor Plan

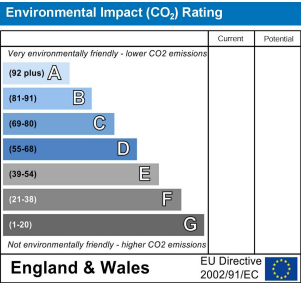
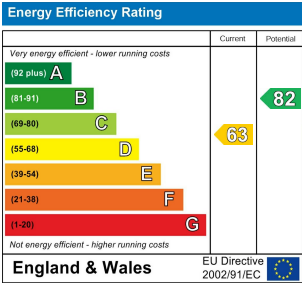
Area Map



TOTAL FLOOR AREA : 1500 sq.ft. (139.4 sq.m.) approx.

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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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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