



10 Barratt Road

ST7 2PY

£225,000



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STEPHENSON BROWNE

A spacious three bedroom semi-detached dormer style home with a generous west-facing rear garden, which is beautifully presented throughout!

It's rare to find a family home with a 'family-sized' rear garden to match, but this is exactly what you will find at Barratt Road, a stunning property which would make an ideal first time buy!

An entrance hallway leads to a spacious lounge/diner, which opens into the kitchen, with an inner hall providing access to the third bedroom and stairs leading to the first floor. Upstairs, there are two bedrooms and a gorgeous family bathroom - the real surprise here is the eaves storage space accessed via the landing, which creates a generous storage area and could potentially be converted/extended to create a further bedroom, subject to planning permission and building regulations.

Off-road parking is provided via a gravelled driveway to the front of the property, whilst the fully-enclosed rear garden features patio and lawned areas with mature border shrubs, with a lean-to seating area. There is also a workshop area adjoining the property which benefits from power and lighting.

Situated on Barratt Road, the property is perfectly placed for the wealth of amenities within Alsager, as well as Alsager Train Station which is only a short distance away. Commuting routes such as the M6, A500 and A34 are only a short distance away, whilst several schools are also nearby, including Excalibur Primary School.

A well-proportioned family home with a sizeable rear garden to match! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

UPVC double glazed front door, laminate flooring, ceiling light point.

Lounge/Diner

25'0" x 11'8"

Maximum measurements - Laminate flooring, UPVC double glazed window and patio doors leading to the rear garden, two ceiling light points, two radiators, log burning stove, opening into;

Kitchen

11'10" x 7'9"

Tiled flooring, UPVC double glazed window and rear door, ceiling light point, radiator, tiled splashback, one and a half bowl stainless steel sink with drainer, integrated double oven, five-ring gas hob, wall and base units providing storage, space and plumbing for appliances.

Inner Hall

Laminate flooring, ceiling light point, under stairs storage cupboard, further storage cupboard.

Bedroom Three

11'10" x 8'8"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Landing

Fitted carpet, ceiling light point, loft access, storage cupboard, door to eaves storage space.

Bedroom One

13'7" x 11'7"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

Bedroom Two

8'10" x 6'11"

Laminate flooring, UPVC double glazed window, downlights, radiator, eaves storage, currently used as an office space.

Bathroom

5'11" x 5'6"

Laminate flooring, UPVC double glazed window, downlights, radiator, part tiled walls, fitted unit with W/C, wash basin with vanity unit, bath with overhead rainfall shower.

Eaves Storage

A sizeable storage room with access from the landing, lighting, fitted carpet, with the potential for conversion/extension subject to planning permission and building regulations.



Outside

To the front of the property is a gravelled driveway with a raised bedded garden, whilst the sizeable rear garden features patio and lawned areas with mature border shrubs, and a lean-to seating area.

Workshop

An adjoining workshop with power and lighting, and front and rear access.

Council Tax Band

The council tax band for this property is B.

NB: Tenure

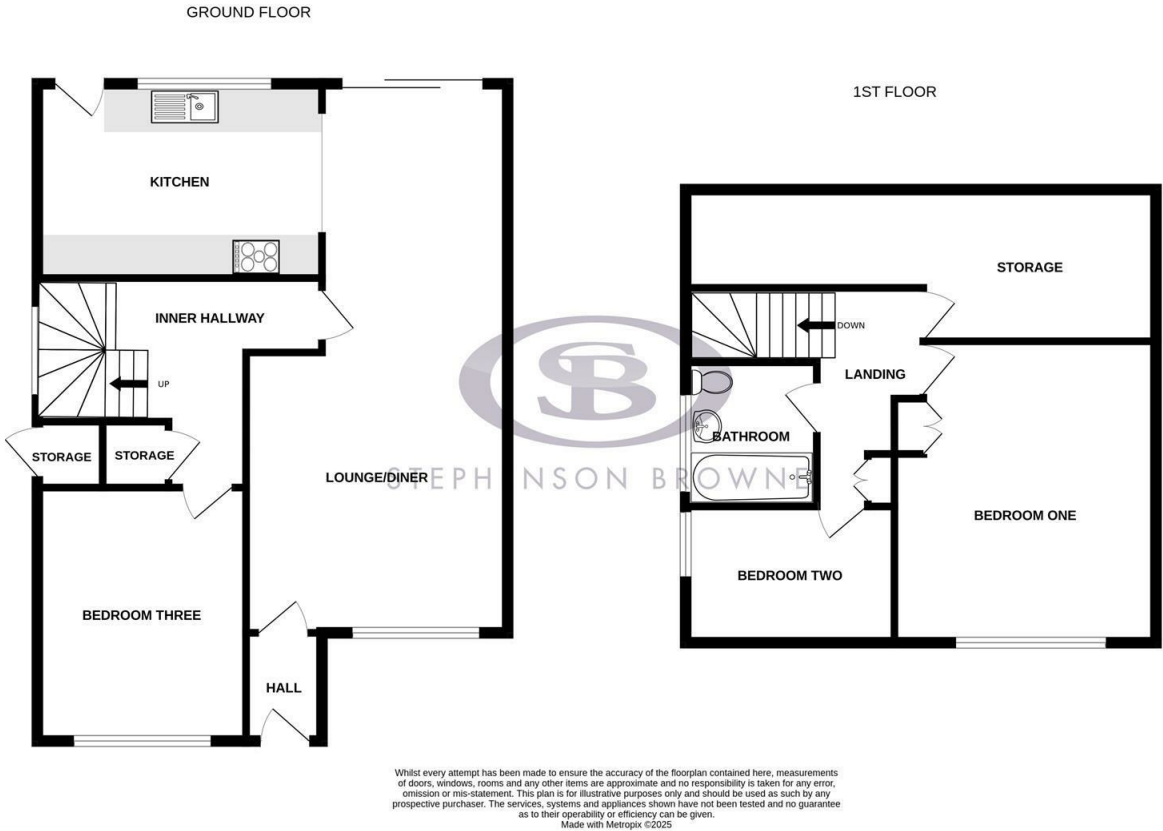
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

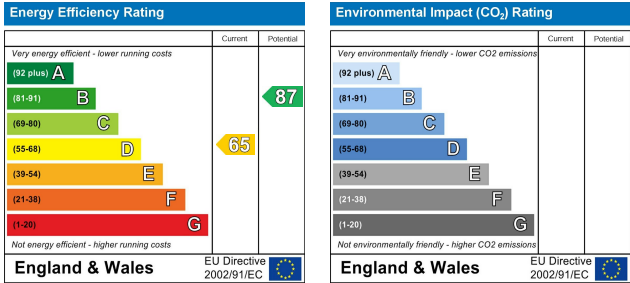
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Floor Plan



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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