



72 Heathend Road

ST7 2SH

Offers Over £300,000



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STEPHENSON BROWNE

A three-bedroom semi-detached home on Heathend Road with a very generous rear garden and backing onto fields! Offered for sale with no onward chain, this spacious family home also benefits from a conservatory to the rear, and is located in one of the most sought-after spots within Alsager.

An entrance porch and hallway leads to a downstairs W/C, the kitchen and a spacious lounge/diner, with a Conservatory to the rear which opens into the garden. A utility room completes the ground floor, with integral access to the garage. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Ample off-road parking is provided via a brick-paved driveway to the front of the property, but the real hidden gem here is the rear garden. Much larger than you may expect, the garden features patio and lawned areas with mature shrubs and backs onto fields, creating an idyllic and peaceful spot to relax and enjoy the best of the summer weather!

Situated on Heathend Road, the property is perfectly placed for the wealth of amenities within Alsager, as well as commuting routes such as the M6, A500 and A34. Several schools are nearby, including Pikemere Primary School and Alsager School, whilst leisure facilities such as Alsager Leisure Centre and Alsager Sports Hub are also within easy reach.

A fantastic family home offered for sale with no onward chain! Please contact Stephenson Browne to arrange your viewing.



Entrance Porch

Timber framed front door, fitted carpet, ceiling light point, storage cupboard.

Entrance Hall

Fitted carpet, ceiling light point, radiator.

Downstairs W/C

Herringbone-effect vinyl flooring, ceiling light point, W/C, wash basin, extractor fan.

Lounge/Diner

22'7" x 10'6"

Fitted carpet, UPVC double glazed window to the front aspect, timber framed single glazed window and door leading to the Conservatory, two radiators.

Conservatory

11'6" x 8'10"

Tiled flooring, UPVC double glazed window and French doors leading to the rear garden, ceiling light point.

Kitchen

8'8" x 7'8"

Vinyl tile effect flooring, UPVC double glazed window, ceiling strip light, gas central heating boiler, stainless steel sink with drainer, space and plumbing for appliances.

Utility Room

12'7" x 5'11"

Vinyl tile effect flooring, timber framed rear door and UPVC double glazed window, ceiling strip light, space and plumbing for appliances, base units with work surface above, stainless steel sink with drainer, under stairs storage cupboard, integral access to the garage.

Landing

Fitted carpet, UPVC double glazed window, ceiling light point, loft access.

Bedroom One

12'0" x 10'8"

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

Bedroom Two

11'9" x 10'5"

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

Bedroom Three

8'0" x 7'11"

+ Eaves recess for storage. Fitted carpet, UPVC double glazed window, ceiling light point, radiator.



Bathroom

7'0" x 5'6"

Carpet tile flooring, UPVC double glazed window, ceiling light point, part tiled walls, radiator, W/C, pedestal wash basin, bath with overhead shower.

Outside

To the front of the property is a brick paved driveway providing ample off-road parking for several vehicles, with a lawned garden and mature shrubs. The delightful rear garden is a very generous size and backs onto fields, with a patio and sizeable lawn with mature shrubs and trees.

Garage

16'1" x 6'8"

A useful garage for storage with an electric roller door, ceiling strip light and integral access into the utility room.

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.

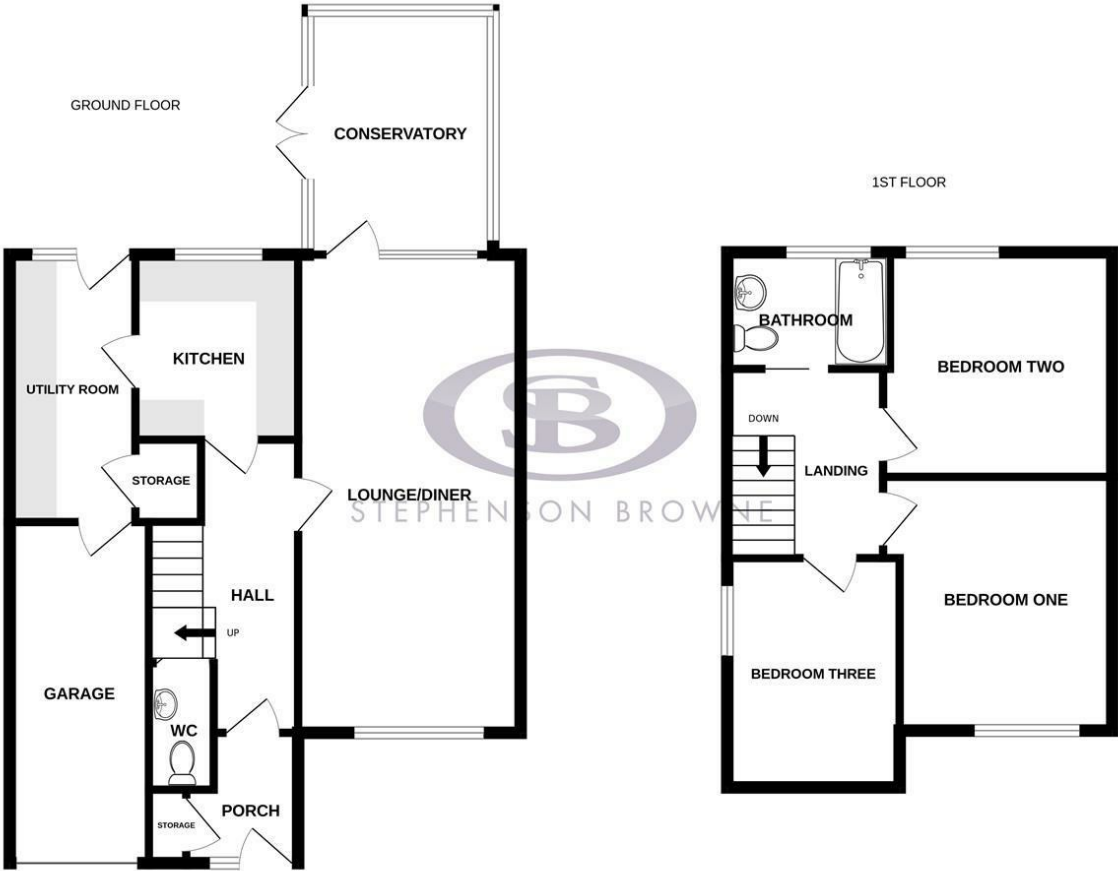
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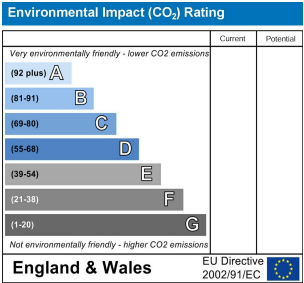
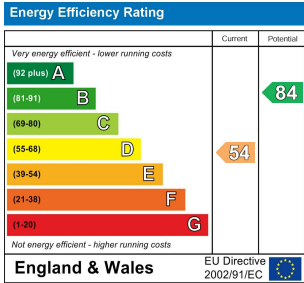


Floor Plan



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



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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