



**10 John Cliff Way**

ST7 2ZU

**£270,000**



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STEPHENSON BROWNE



WELL PRESENTED THROUGHOUT & PRIVATE REAR GARDEN - Constructed by Stewart Milne Homes to their 'Caplewood' design is this well presented three bedroom, semi-detached family home. The property has been well kept since purchasing in 2020 by the current owners, offering well appointed accommodation of impressive proportions throughout, an ideal purchase for the growing/aspiring family!

Accompanying the property are a number of features to note, some of which include:- Energy efficient double glazing & gas central heating, a downstairs cloakroom with white suite, a modern kitchen/dining area with useful utility space, a range of stylish units and integrated appliances plus French doors opening to the rear garden from the dining area. Upstairs, there are three good sized bedrooms, two of which are doubles with the principal room having a walk-in dresser/wardrobe and an en-suite shower room. Bedroom two also enjoys a built-in wardrobe and both two and three overlook the rear garden.

Externally, the property has an enviable amount of off road parking, a detached garage with power and an established rear garden which has a fantastic degree of privacy.

To fully appreciate the property's position on the estate, true size, rear aspect and many attributes viewing comes highly recommended!





### **Entrance Hall**

Composite entrance door with double glazed frosted insets. Stairs to the first floor. Single panel radiator. Door into:-

### **Downstairs WC**

3'7" x 5'11"

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

### **Lounge**

10'11" x 15'10"

Double glazed window to the front elevation. Double panel radiator. Telephone and TV aerial points.

### **Kitchen/Diner**

Having inset spotlights, double glazed window to rear elevation, a comprehensive range of wall, base and drawer units having working surfaces over, incorporating a one and a half bowl stainless steel sink/drain unit with chrome mixer tap, wood effect splashback and cupboard below, a matching breakfast bar. integrated dishwasher, integrated oven and four ring gas hob with stainless steel extractor canopy above and splashback, integrated fridge & freezer, a cupboard housing a wall mounted gas boiler serving central heating and domestic hot water systems. uPVC double glazed French doors opening out onto the rear garden, pendant light, radiator , TV point and bi-folding doors which open into:

### **Utility Cupboard**

A useful utility/storage area having extractor unit, working surfaces with space and plumbing below for an automatic washing machine and space a tumble dryer.

### **First Floor Landing**

Doors to all rooms. Loft access point. Single panel radiator. Storage cupboard housing the hot water cylinder.

### **Principal Bedroom**

9'10" x 10'11"

Single panel radiator Double glazed window to the front elevation. Door into:-

### **Walk-in Wardrobe**

3'6" x 5'3"

Hanging rail, shelving and a single panel radiator

### **En-Suite**

5'0" x 7'3"

Three piece suite comprising a low level WC with push button flush, vanity wash basin with mixer tap and storage cupboard below, and a double shower cubicle with shower over. Double glazed frosted window to the front elevation. Heated towel rail. Inset spotlighting.





### **Bedroom Two**

8'3" x 8'8" ext to 10'11"

Fitted wardrobe with hanging rail and shelving. Double glazed window to the rear elevation. Single panel radiator.

### **Bedroom Three**

7'4" x 8'3"

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

### **Family Bathroom**

6'9" x 6'7"

Three piece suite comprising a low level WC with push button flush, vanity wash basin with mixer tap and storage cupboard below, and a panelled bath with shower over. Double glazed frosted window to the side elevation. Heated towel rail. Inset spotlighting. Partly tiled walls

### **Externally**

A tarmac driveway leads down the side of the property providing off road parking for two vehicles, to a detached garage. An access gate opens to the enclosed, private low maintenance rear garden. The rear garden is partially laid to artificial lawn with decked and paved patio areas providing ample space for outside furniture and entertaining.

### **Single Garage**

#### **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**

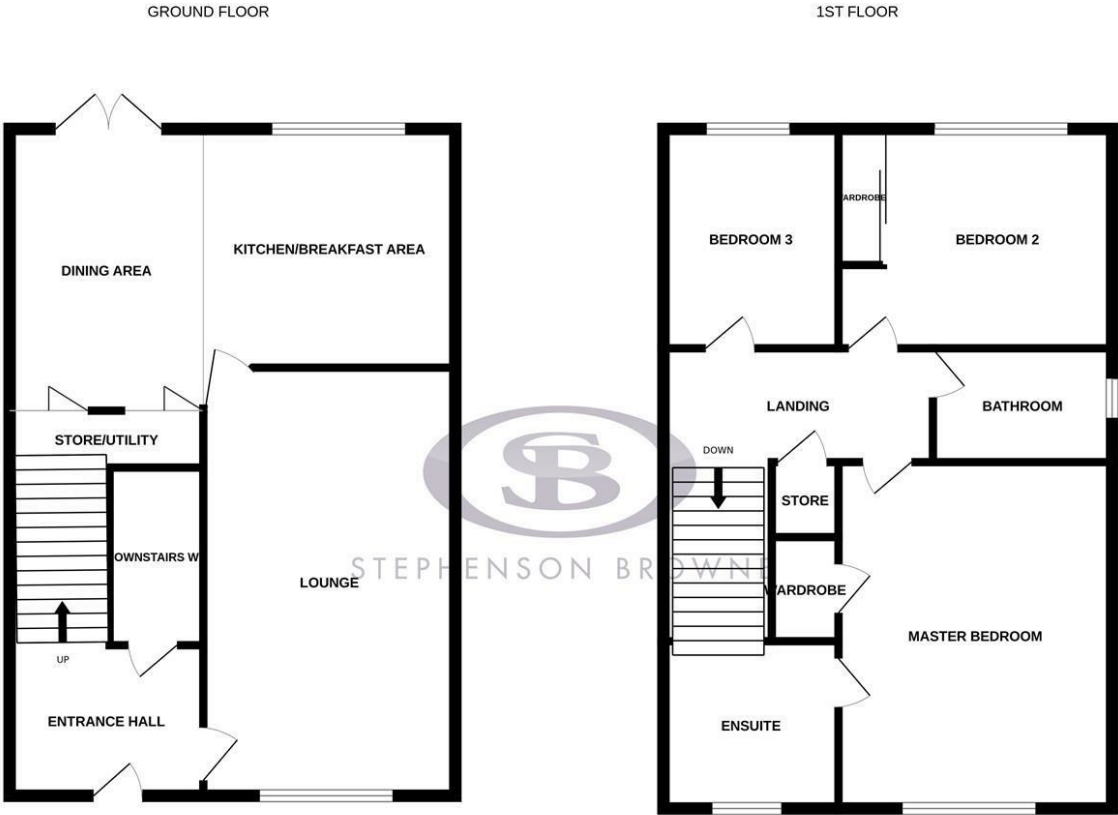
The council tax band for this property is C.

#### **NB: Copyright**

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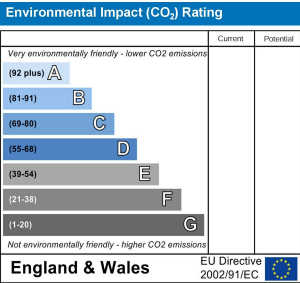
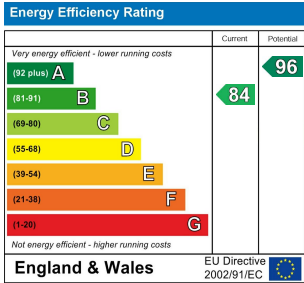


Floor Plan



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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