



215 Heathcote Road

ST7 8LN

Offers Over £330,000



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STEPHENSON BROWNE

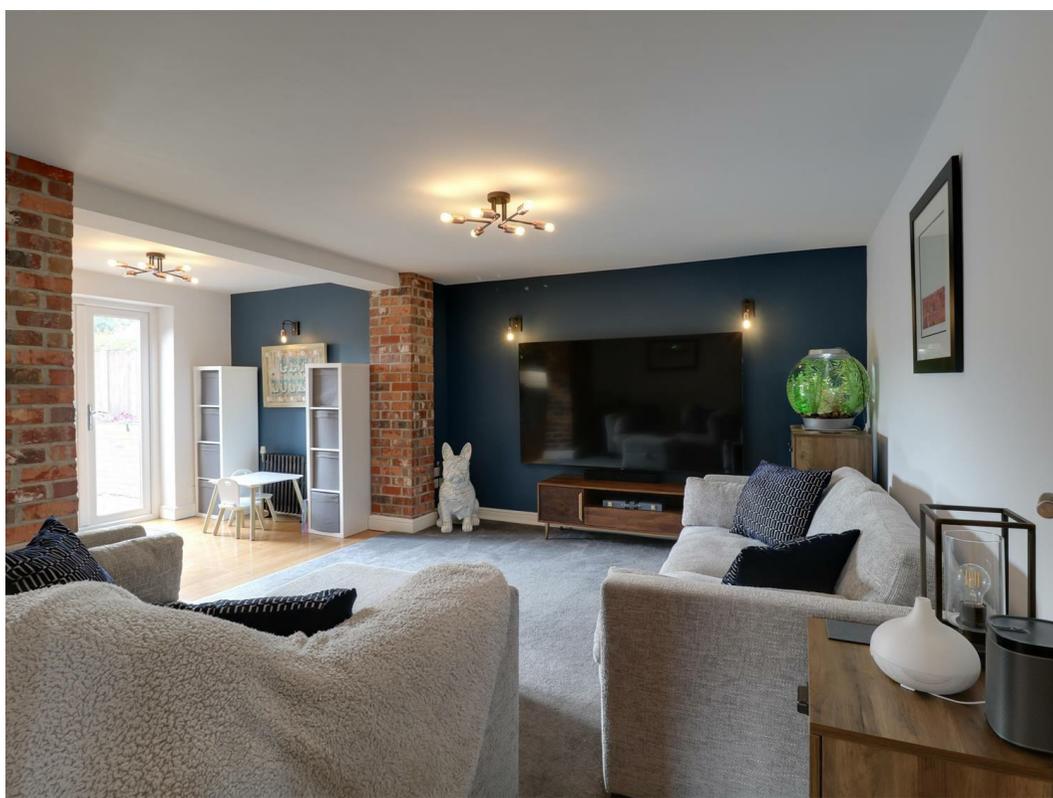
EXTENDED ACCOMMODATION, OPEN VIEWS TO FRONT & SOUTH-EAST, PRIVATE REAR GARDENS - Occupying a stunning elevated position within the ever popular semi-rural village of Miles green , this beautiful, well presented semi-detached property offers a wealth of space and versatile family living accommodation which has been vastly extended over the years, also being updated and improved in more recent times by the current owner to an exacting specification throughout.

Accompanying the home are a number of features to note, some of which include: Double glazing throughout, gas central heating (boiler replaced circa 2019) and 'Hive' smart thermostat, cast iron radiators to the ground floor and a useful downstairs cloakroom, French doors to the dining area and conservatory opening out onto the rear garden, a large open-plan kitchen area perfect for entertaining with timeless, shaker-style units finished in Farrow & balls pastel shades. Completing the downstairs is the spacious, principal bedroom with fitted cream robes and stylish en-suite shower room.

Upstairs, there is a versatile landing, currently being used as a home office space, two further generous double bedrooms, each having built-in wardrobes and a modern, family bathroom with contemporary sanitary suite. Both the en-suite and family bathroom have been upgraded in more recent years with tasteful 'metro' tiling and new suites.

Externally, the property benefits from a driveway to front, an established front garden with a glimpse over adjacent rolling countryside and a fantastic entertaining rear garden, which is both generous in size and perfect for any upsizing family! The rear garden is a particular feature of the property due to its south easterly aspect, size and degree of privacy.

Photos do not do this particular home justice! To fully appreciate the plot size, privacy, size and specification of this property, contact Stephenson Browne your award winning, local agent and arrange that all-important viewing!



Accommodation

With a double glazed door to front elevation, tiled flooring, door opening into:

Entrance Hall

With stairs to first floor, double glazed window to front, exposed ceiling joists, inset spotlighting, a cast iron radiator, door into:

Cloakroom

With ceiling light, extractor point, double glazed window to side elevation, partially tiled walls, a chrome heated towel rail, a low-level WC and a pedestal hand wash basin.

Lounge

14'0" x 11'5"

With a wall mounted TV point, two contemporary wall lights and matching ceiling light, a cast iron radiator, opening leading into:

Dining Area

8'2" x 6'5"

With double glazed french doors to rear elevation opening onto rear patio area, wooden style flooring, a victorian style radiator.

Kitchen

19'6" x 11'2"

Having a continuation of the wooden style flooring from the dining area, a wall mounted 'Hive' smart thermostat, inset spotlighting, a range of 'shaker' style wall, base and drawer units having granite style working surfaces over incorporating an inset twin sink unit with mixer tap and cupboard space below, space and plumbing for a dishwasher, a breakfast island with space below for barstools, space for a range style cooker with metro tiled splashback and extractor canopy over, space for an American fridge/freezer under cupboard lighting, french doors opening into:

Conservatory/Garden Room

12'9" x 9'7"

With double glazed windows to all sides, a insulated roof with inset spotlights, uPVC double glazed French doors leading out to the rear garden, TV points, ample power points and a cast iron victorian style radiator.

Utility Room

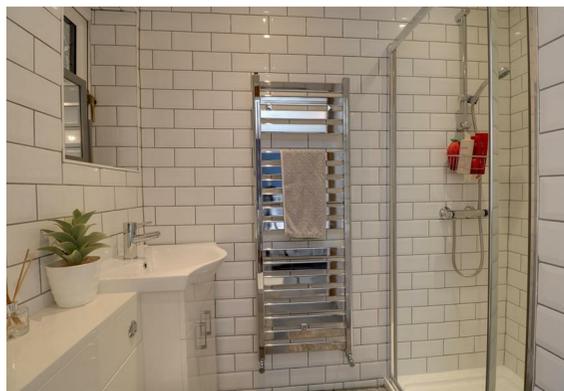
5'5" x 4'11"

With ceramic tile flooring, double glazed frosted window to side elevation, a wall mounted gas boiler serving central heating and domestic hot water systems, pendant light, extractor point, slate effect working surfaces with space and plumbing below for automatic washing machine.

Bedroom One

11'9" x 11'8"

A spacious principle double bedroom with pendant light, double glazed window to front elevation, a Victorian style cast iron radiator, TV point, ample power points, a range of built in bedroom furniture to include: cream double wardrobes, matching bedside tables and a chest of drawers, door into:



En-suite

With double glazed frosted window to front elevation, extractor point, inset spotlights, fully tiled walls, a chrome heated towel rail, tiled flooring and a white three piece suite, comprising of: a low-level pushbutton WC with concealed cistern, a walk-in shower cubicle with glazed bi-folding door housing a wall mounted mixer shower.

First Floor Landing

With doors to all rooms, double glazed window to side elevation, inset spotlights, radiator, telephone point, door into:

Bedroom Two

15'5" x 13'9"

Another generous bedroom which can easily accommodate a king-size bed with inset spotlighting, double glazed window overlooking the rear garden, radiator, ample power points, TV point, telephone point and a large built-in double wardrobe.

Bedroom Three

13'6" x 10'11"

An exceptionally well proportioned third room with double glazed window to front elevation overlooking adjacent fields, radiator, pendant light and a built-in double wardrobe.

Family Bathroom

With inset spotlights, double glazed privacy window to front elevation, a chrome heated towel, luxury vinyl tile flooring, 'herringbone' partially tiled walls and a white three piece suite, comprising of: a low-level twin flush WC, pedestal hand wash basin with vanity mirror over, a panelled bath with mixer tap and separate wall mounted mixer shower over with rainfall shower attachment.

Externally

The front of the property is approached via a driveway, providing tandem off road parking for several vehicles, there is a lawned front garden with shrub borders overlooking adjacent rolling countryside and farmland.

The rear garden is fully enclosed with fence boundaries to all three sides and enjoys a south-easterly aspect and a good degree of privacy. There is a block paved seating area with a brick built BBQ and ample space for an outdoor table and garden furniture, steps lead up to a mainly laid-to lawn, there are well stocked borders home to a number of mature shrubs and plants, a security light, external power, water point and access to the front can be made via a secure side gate. A gravel pathway leads to the foot of the garden where an additional, pleasant seating area can be found with a timber garden store and a rear access gate.

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

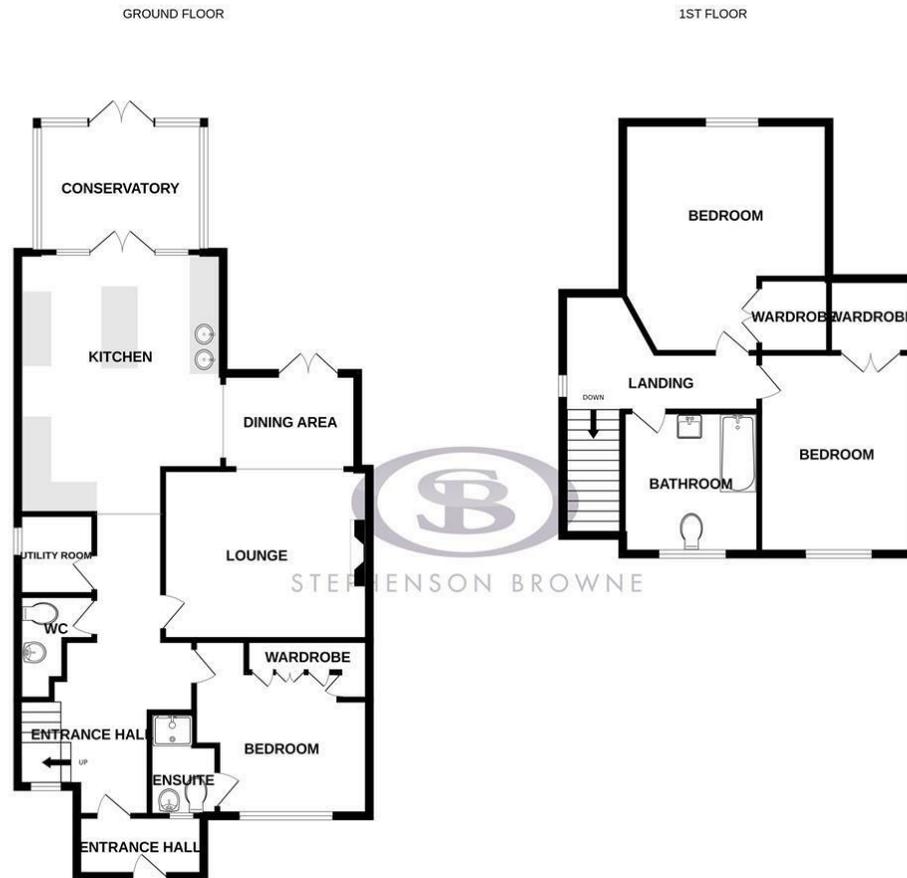
The council tax band for this property is C.

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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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

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83

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	

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