



**14 Morris Road**  
ST7 2GX  
**£260,000**



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STEPHENSON BROWNE

An immaculate three bedroom detached home located on the popular 'Hedgerows' development by Persimmon Homes, a popular development within easy reach of central Alsager, providing access to its many amenities and highly regarded schooling. This home is perfect for modern living, providing well planned accommodation for a range of buyers.

The entrance porch provides access to the spacious lounge, through to the inner hallway with stairs to the first floor, access to the downstairs WC and stunning kitchen/diner with French doors to the garden. Presenting a range of contemporary wall, base and drawer units, all of the integral appliances you will need and ample space for a family dining table, making it an ideal room for entertaining family and friends! Upstairs, the principal bedroom benefits from its own en-suite shower room, bedroom two is a good sized double bedroom and a third generous single bedroom. The modern family bathroom hosts a white three piece suite.

Externally to the rear is the low maintenance rear garden and consisting of paving and laid to artificial lawn. This home offers a lovely position overlooking a green to the front with a tarmac driveway to suit two cars, having hedging to one side and paved pathway leading to the rear

To truly appreciate Morris Road's position and size, viewings come highly recommended! Call Stephenson Browne today to arrange yours!



### **Entrance Porch**

Composite entrance door with double glazed insets.

Door into:-

### **Lounge**

10'4" x 16'1"

Single panel radiator. Double glazed window to the front elevation. TV aerial point. Telephone point. Door into:-

### **Inner Hall**

Single panel radiator. Stairs to the first floor.

### **Downstairs WC**

4'6" x 2'11"

Single panel radiator. Two piece suite comprising a low level WC with push button flush and a wall mounted wash hand basin with splashback tiling.

### **Kitchen/Diner**

7'7" x 18'10"

Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated fridge freezer, dishwasher and washing machine. Integrated oven with gas hob and extractor canopy over. Wall mounted gas central heating boiler. Double glazed window to the rear elevation. Double panel radiator. Double glazed French doors opening to the rear garden.

### **First Floor Landing**

Doors to all rooms. Double glazed frosted window to the side elevation. Storage cupboard having shelving.

### **Principal Bedroom**

14'3" x 9'6"

Two double glazed windows to the front elevation. Double panel radiator. TV aerial point. Door into:-

### **En-Suite**

4'4" x 6'10"

Double glazed frosted window to the front elevation. Single panel radiator. Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a double shower cubicle with rainfall shower and rinset attachment. Partly tiled walls.

### **Bedroom Two**

11'2" x 8'8"

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

### **Bedroom Three**

9'10" x 7'10"

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



### **Family Bathroom**

8'9" x 5'6"

Double glazed frosted window to the side elevation. Single panel radiator. Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a panelled bath with mixer tap. Partly tiled walls.

### **Externally**

The property is approached by a tarmac driveway providing side-by-side parking for two vehicles. Paved pathway leading down the side of the property to an access gate opening to the rear garden. The enclosed, private rear garden is low maintenance being partially laid to artificial lawn with a paved patio area providing ample space for garden furniture. Fenced boundaries. Outside light. Outside tap.

### **Garage**

16'1" x 7'11"

Currently used as a gym. Up and over door to the front. Power and lighting. Inset spotlighting.

### **Council Tax Band**

The council tax band for this property is C.

### **NB: Tenure**

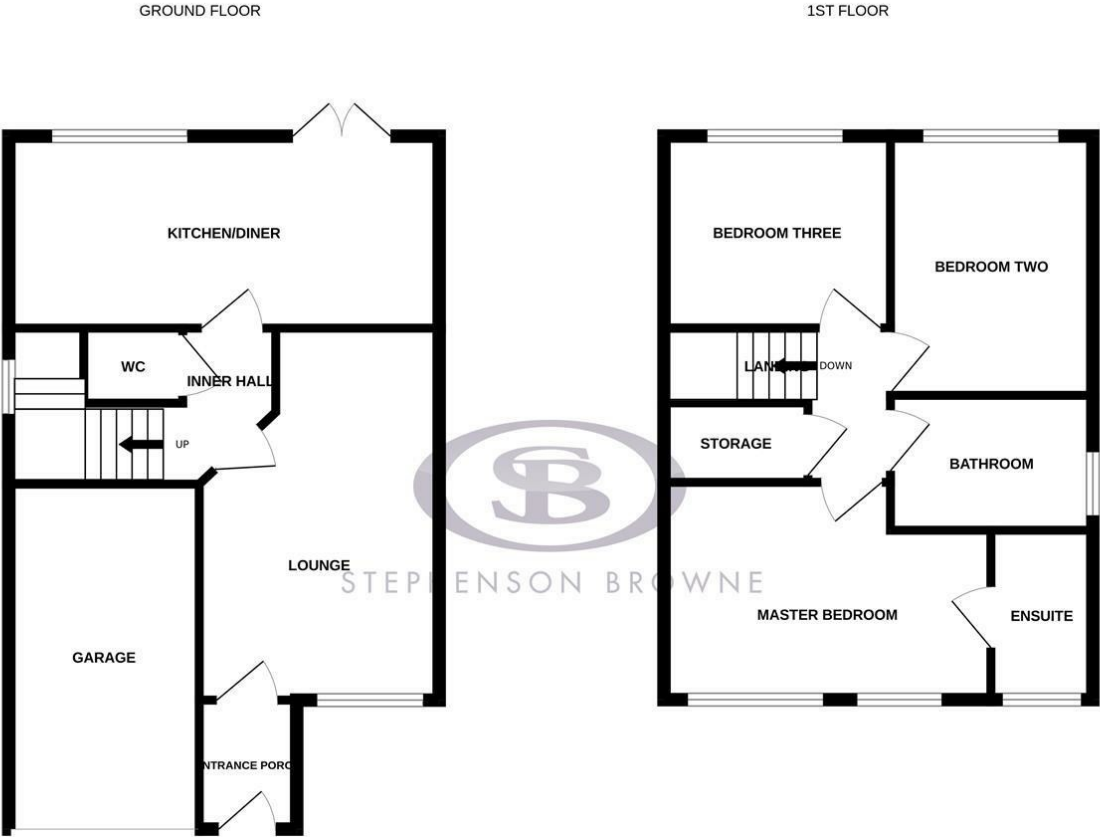
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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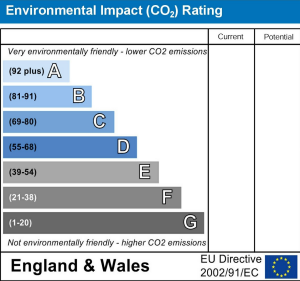
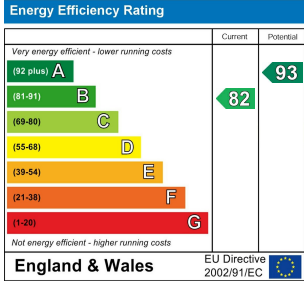


Floor Plan



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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