



**22 Englesea Way**

ST7 2ZA

**£435,000**



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STEPHENSON BROWNE



Stephenson Browne are delighted to bring thi, **FREEHOLD, FOUR DOUBLE BEDROOM DETACHED** home on Englesea Way. Remarkably well designed and extended, the property offers spacious accommodation throughout and is ready to move into. The development itself was constructed by Jones Homes and is conveniently located close to Alsager town along with it's many amenities and local schools.

Internally, you are welcomed into a bright and spacious hallway, with entry to the lounge boasting a large bay window allowing the room to be flooded with natural lighting. Located at the rear is the wonderful, open plan kitchen/diner/family room comprising of a range of modern wall, base and drawer units and integrated appliances such including oven, electric hob, dishwasher and fridge freezer! The room presents plenty of space for dining and a sofa, and hosts bi-folding doors to the garden, creating a real indoor-outdoor living aspect. To the ground floor you will also find a separate utility with space/plumbing for a washing machine, a WC and handily, internal access to the garage.

Upstairs, the principal bedroom is generous in size and has it's own ensuite shower room, as well as three more well proportioned double bedrooms. The family bathroom completes the internal footprint, having a four piece suite with bath and separate walk in shower.

Externally, to the rear is a good size garden, with paving and a artificial lawn being very low maintenance. To the front is a block paved driveway suitable for two cars, as well as the garage creating an extra space if required.

Englesea Way is a spacious family home and it won't be on the market for long! Call Stephenson Browne today to book your all important viewing.





### **Entrance Hall**

Composite front door, UPVC double glazed window, two ceiling light points, radiator.

### **Lounge**

13'11" x 11'10"

Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, two radiators.

### **Study**

7'5" x 6'8"

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

### **Kitchen/Diner**

28'7" x 8'7"

Laminate flooring, UPVC double glazed window, ceiling light point and downlights, radiator, under stairs storage cupboard, one and a half bowl stainless steel sink with drainer, integrated oven, microwave, hobs, cooker hood, dishwasher, fridge/freezer. Opening into

### **Family Room**

9'8" x 8'8"

Laminate flooring, UPVC double glazed windows, bi-folding doors to the rear garden, radiator.

### **Utility Room**

7'5" x 4'9"

Laminate flooring, UPVC double glazed rear door, ceiling light point, radiator, stainless steel sink, space and plumbing for appliances, wall and base units providing storage.

### **Downstairs WC**

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, W/C, corner wash basin with tiled splashback.

### **First Floor Landing**

Fitted carpet, ceiling light point, radiator, storage cupboard.

### **Principal Bedroom**

13'11" x 10'4"

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

### **En-Suite**

8'1" x 7'4"

Maximum measurements - Tiled flooring, tiled walls, UPVC double glazed window, downlights, chrome towel radiator, W/C, pedestal wash basin, shower cubicle.

### **Bedroom Two**

10'11" x 10'4"

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





**Bedroom Three**

10'4" x 10'1"

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

**Bedroom Four**

10'3" x 7'7"

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

**Family Bathroom**

10'2" x 5'6"

Maximum measurements - Tiled walls, tiled flooring, UPVC double glazed window, downlights, chrome towel radiator, W/C, pedestal wash basin, bath, separate shower cubicle.

**Detached Garage**

A brick-built single garage with up and over garage door.

**Externally**

To the front of the property is a graveled frontage with mature shrubs and a brick-paved driveway, overlooking a play area to the front aspect. The rear garden features an artificial lawn and patio areas.

**Council Tax Band**

The council tax band for this property is E.

**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**

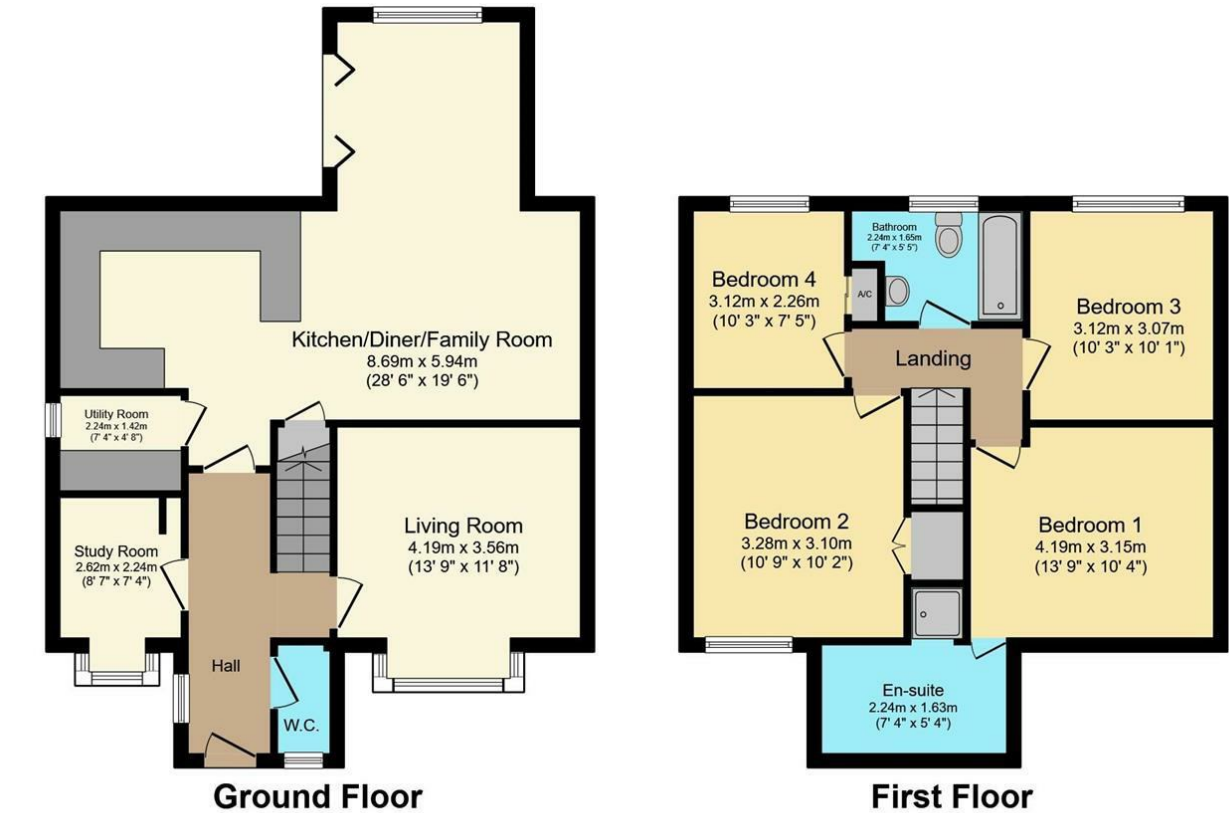
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Floor Plan



Total floor area 116.7 sq.m. (1,256 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX

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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Area Map

