



**95 Linley Road**

ST7 2QF

**£350,000**



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STEPHENSON BROWNE



NO ONWARD CHAIN - BEAUTIFULLY PRESENTED THROUGHOUT - SELF CONTAINED ANNEXE -Stephenson Browne are delighted to present an extended and beautifully presented, three bedroom semi detached home with additional one bedroom annexe! The property is a credit to the current owners having been restored in more recent years being well maintained throughout and situated on a fabulous sized plot with ample off road parking and generous rear gardens.

In brief the property comprises: a cosy lounge, spacious kitchen diner/family room with a range of fitted appliances, and utility room and downstairs WC. The annexe with lounge/kitchen, double bedroom and en-suite has its own entrance but also accessible from the main home and would suit a variety of uses. To the first floor, the main principal bedroom with fitted wardrobes, a second bedroom and four piece bathroom suite. A double bedroom is located on the second floor with eaves storage and fitted wardrobe.

Externally, a driveway provides ample off road parking with the rear garden having a lawned area and two vast seating areas perfect for outside dining and entertaining with a covered seating area.

Ideally located close to many amenities within Alsager as well as local schooling and great commuter links to nearby towns, this opportunity doesn't come available often so is not to be missed out on!

Contact Stephenson Browne today to arrange your all important viewing!

It is worth noting the current EPC was completed before the renovation and extension.





### **Lounge**

10'11" x 12'0"

Wood panelled entrance door having glazed frosted inset. Double glazed window to the front elevation. Storage cupboards. Wood burner with wooden mantle and brick hearth. Door into:-

### **Kitchen Diner**

12'0" x 22'11"

Understairs storage cupboard. Stairs to the first floor. Multi fuel burner with brick hearth and wooden mantle. Modern cast iron radiators. A range of wall, base and drawer units with work surfaces over incorporating a single drainer sink unit with mixer tap. A range of integrated appliances including oven, electric hob, fridge freezer and dishwasher. Double glazed window to the rear elevation. Double glazed French doors opening to the rear garden. Inset spotlighting. Door into:-

### **Utility Room**

6'3" x 7'2"

Double glazed window to the side elevation. Space and plumbing for a washing machine. Space for a tumble dryer. Inset spotlighting.

### **Downstairs WC**

6'1" x 2'8"

Modern cast iron radiator. 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. Double glazed frosted window to the side elevation.

### **First Floor Landing**

Doors to all rooms. Stairs to the second floor. Modern cast iron radiator.

### **Principal Bedroom**

11'7" x 12'1"

Double glazed window to the front elevation. Telephone point. Modern cast iron radiator. Fitted wardrobes having hanging rail and shelving. Storage cupboard housing the wall mounted gas central heating boiler.

### **Bedroom Two**

7'5" x 8'11"

Double glazed window to the rear elevation. Modern cast iron radiator.

### **Family Bathroom**

12'0" x 6'7"

Modern wall mounted radiator. Double glazed frosted window to the rear elevation. Four piece suite comprising a low level WC, vanity wash hand basin with mixer tap and storage cupboard below, a clawfoot bath with mixer tap and double shower cubicle with rainfall shower and rinser attachment.





## **Second Floor**

Door from the first floor landing.

### **Bedroom Three**

16'2" with restricted height x 10'11"

Two skylights. Double panel radiator. Eaves storage.

Fitted wardrobe with hanging rail. Inset spotlighting.

### **Annexe Lounge/Kitchen**

10'6" x 11'8"

Modern cast iron radiator. Range of wall, base and drawer units with quartz work surfaces over incorporating a sink unit with mixer tap. Electric hob. Double glazed French doors opening to the rear garden. Door into:-

### **Annexe Bedroom**

8'8" x 10'6"

Double glazed window to the front elevation. Modern cast iron radiator. Door into:-

### **Annexe En-Suite**

6'5" x 3'7"

Double glazed frosted window to the side elevation. Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and storage cupboard below, and a shower cubicle with rainfall shower and rinser attachment. Inset spotlighting.

### **Externally**

The property is approached by a block paved driveway providing ample off road parking for numerous vehicles. Borders housing a variety of shrubs and plants. Walled and fenced boundaries. Access gate to the rear. The rear garden is partially laid to lawn with a paved patio area providing ample space for garden furniture and outside entertaining. Covered seating area. Fenced boundaries. Outside tap. Outside power point. Outside lighting.

### **Outside Store**

9'4" x 6'7"

Double glazed window to the side elevation. Power.

### **Summer House**

9'7" x 5'6"

Power and lighting. Double doors to the front.

### **Council Tax Band**

The council tax band for this property is B.

### **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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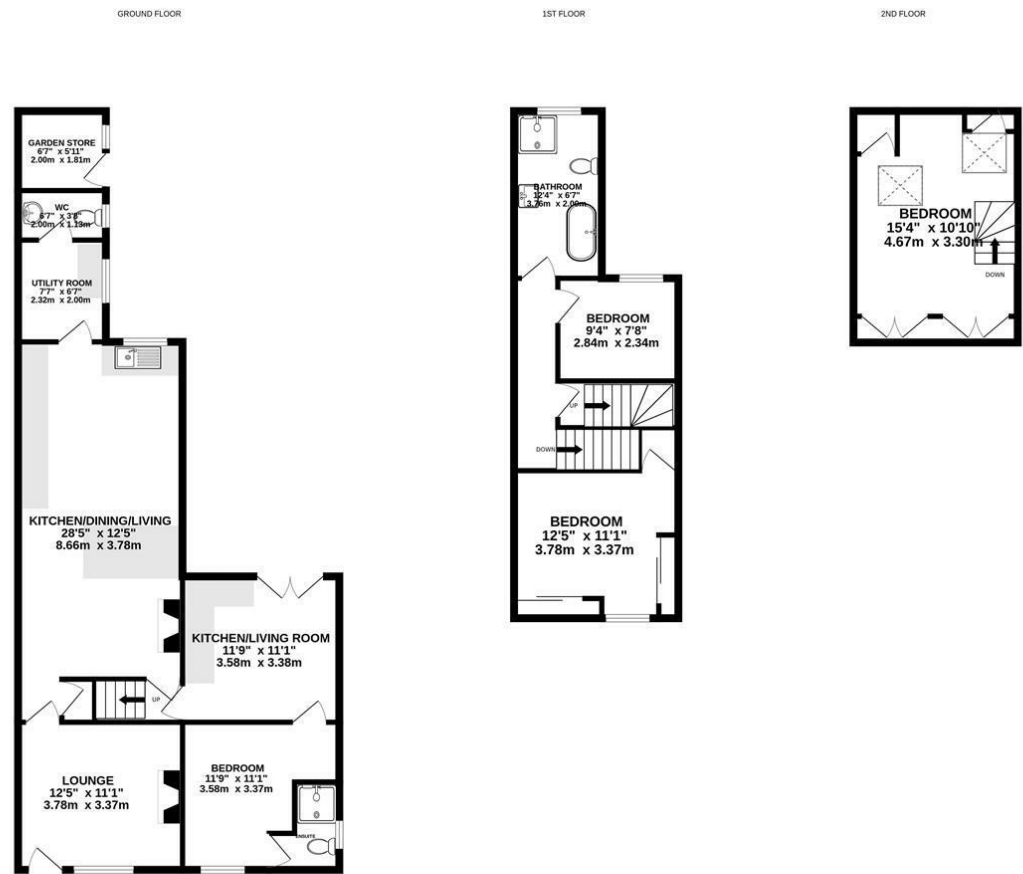






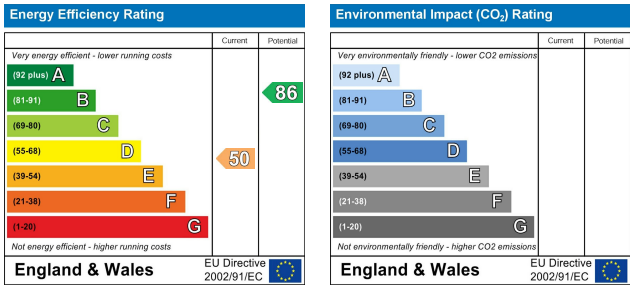


Floor Plan



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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