



95 Linley Road
ST7 2QF
£340,000



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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

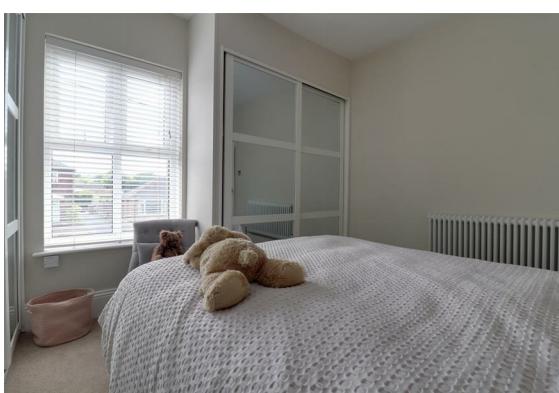
7'5" x 8'11"

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 spotighting.



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 spotighting.

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

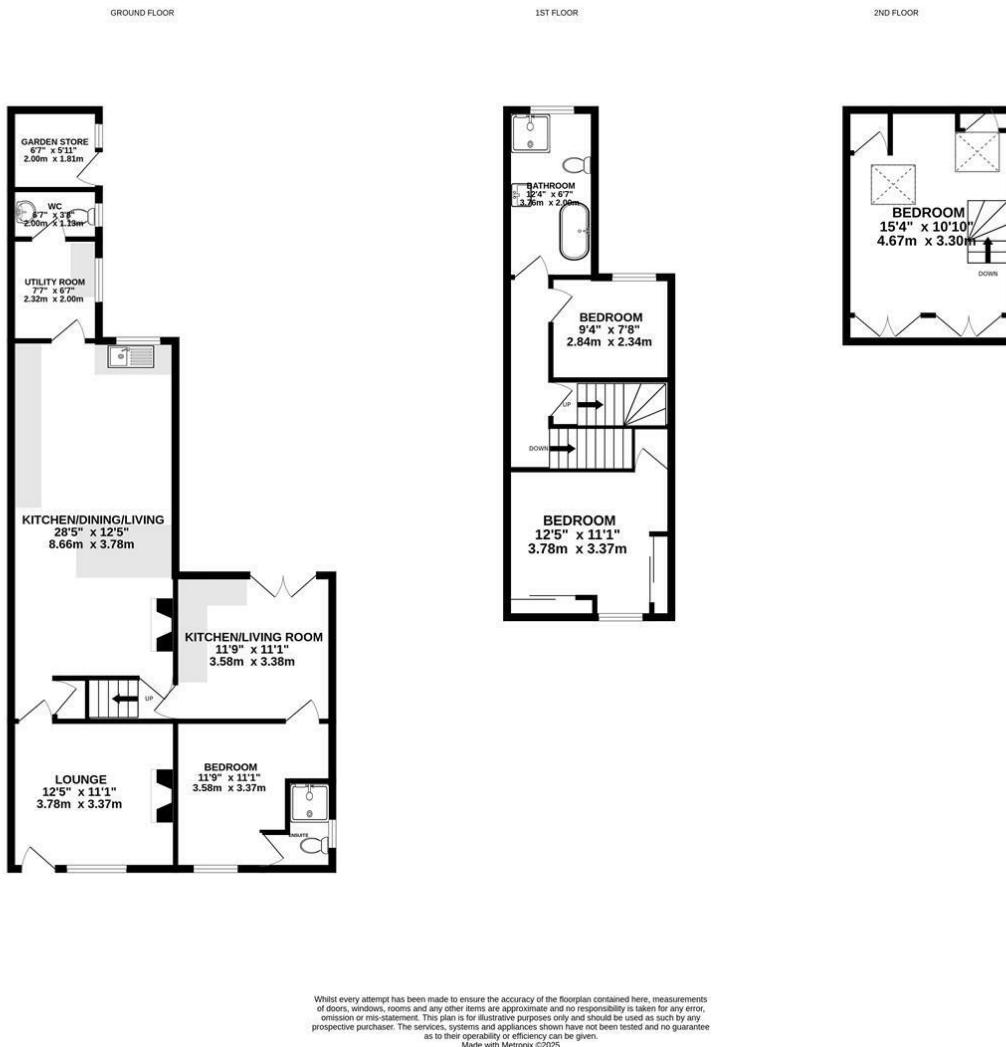
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Alsager AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	50
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		

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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