



8 Elsby Road

ST7 2RH

Offers In Excess Of £250,000



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STEPHENSON BROWNE

WELL PRESENTED DORMER BUNGALOW - POPULAR LOCATION - CLOSE TO ALSAGER TOWN CENTRE- VERSATILE ACCOMMODATION. A particularly well appointed three bedroom semi-detached dormer bungalow pleasantly positioned with ample off road parking and a well maintained garden to the rear.

In brief the property comprises: A downstairs principal bedroom with fitted robes, a spacious lounge diner giving access to the conservatory, a fitted kitchen with space for the essential appliances and downstairs shower room. To the first floor, a good sized double bedroom and single bedroom with eaves storage.

Externally, the property has a block paved driveway, detached garage with power and wonderful, mature garden to the rear with block paved patio area.

To fully appreciate the property's position, true size, and gardens, contact Stephenson Browne to book your all-important viewing on what could be your next home!



Entrance Hall

Composite entrance door having double glazed frosted insets. Single panel radiator. Storage cupboard housing the wall mounted gas central heating boiler. Storage cupboard having shelving. Stairs to the first floor.

Kitchen

9'10" x 10'9"

Range of wall, base and drawer units with roll top work surfaces over incorporating a 1.5 bowl sink unit with drainer and mixer tap. Space for a range style cooker with extractor canopy over. Space for an American style fridge freezer. Space for dishwasher and washing machine.

Lounge

11'11" x 15'2"

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

Dining Area

10'10" x 8'3"

Single panel radiator. Double glazed sliding patio doors into:-

Conservatory

8'0" x 9'2"

Double glazed windows all round. Double glazed sliding patio door opening to the rear garden.



Bedroom One

11'5" x 11'9"

Double glazed window to the front elevation. Single panel radiator. Range of fitted bedroom wardrobes with hanging rail and shelving.

Shower Room

7'4" x 5'6"

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below and a corner shower cubicle with rainfall shower over. Double glazed frosted window to the side elevation. Single panel radiator. Tiled walls.



First Floor Landing

Doors into both bedrooms.

Bedroom Two

11'5" x 10'3"

Double glazed window to the front elevation. Double panel radiator.

Bedroom Three

13'4" x 6'6"

Double panel radiator. Double glazed window to the rear elevation. Eaves storage. Fitted shelving.



Detached Garage

8'3" x 16'0"

Up and over door to the front. Courtesy door to the side.
Power and lighting.

Externally

The property is approached by a block paved driveway providing ample off road parking for numerous vehicles leading to a detached garage. Access gate to the rear garden. The rear garden is mainly laid to lawn with well stocked borders housing a variety of trees, shrubs and plants. Block paved and decked patio areas providing ample space for garden furniture

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.

NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

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



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.
Made with Metropix C2025

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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	

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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