



**3 Bibby Street**

ST7 3RR

**Offers Over £250,000**



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STEPHENSON BROWNE





A fantastic opportunity to purchase an EXTENDED three bedroom semi-detached property, in an idyllic canal-side location within Rode Heath and offering deceptively spacious accommodation throughout!

Packed full of character, this sizeable property creates an ideal family home for those wishing to enjoy a more rural location, whilst also retaining fantastic links to local amenities and transport routes.

An entrance porch leads to the well-proportioned lounge/diner, with the full-width kitchen completing the ground floor. To the first floor are three spacious bedrooms and a stylish modern bathroom suite, benefiting from a shower and separate bath!

To the front of the property is a slate seating area and delightful garden with mature shrubs, which looks out onto the canal in front of the property. To the rear of the property is a garden featuring lawned and patio areas, offering an excellent degree of privacy.

Situated in an excellent location on Bibby Street, the property is perfectly placed for Rode Heath Primary School, which is within easy reach. Commuting links such as the M6, A500 and A34 are also nearby, whilst a number of walks at Rode Heath Rise (and along the Trent & Mersey Canal, which is literally on the doorstep!) are also within close proximity.

A surprisingly large cottage in a simply gorgeous position! Please contact Stephenson Browne to arrange your viewing.

#### Entrance Porch

Tiled flooring, UPVC double glazed front door, downlight, timber framed door leading into;

#### Lounge/Diner

22'3" x 14'4" (6.783 x 4.393)

Carpet tiled flooring, three UPVC double glazed windows, two ceiling light points, two radiators, open fire.

#### Kitchen

14'5" x 12'10" (4.410 x 3.914)

Maximum measurements - Laminate flooring, two UPVC double glazed windows and rear door, ceiling strip light, radiator, stainless steel sink with drainer, integrated hobs, double oven, space and plumbing for appliances, wall and base units, gas central heating boiler.

#### Landing

Fitted carpet, two storage cupboards, two wall light points, radiator.







#### Bedroom One

14'1" x 9'4" (4.309 x 2.867)

Minimum measurements - Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator, fitted wardrobes, views over the canal to the front.

#### Bedroom Two

13'3" x 8'0" (4.058 x 2.456)

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

#### Bedroom Three

9'9" x 6'1" (2.977 x 1.876)

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



#### Bathroom

10'5" x 8'0" (3.198 x 2.457)

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, radiator, part tiled walls, W/C, wash basin with vanity unit, shower cubicle, bath.

#### Outside

To the front of the property is a slate seating area with mature border shrubs and a paved path, enjoying views over the canal to the front of the property. The rear garden features patio and lawned areas with mature border shrubs, offering an excellent degree of privacy.



#### 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

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

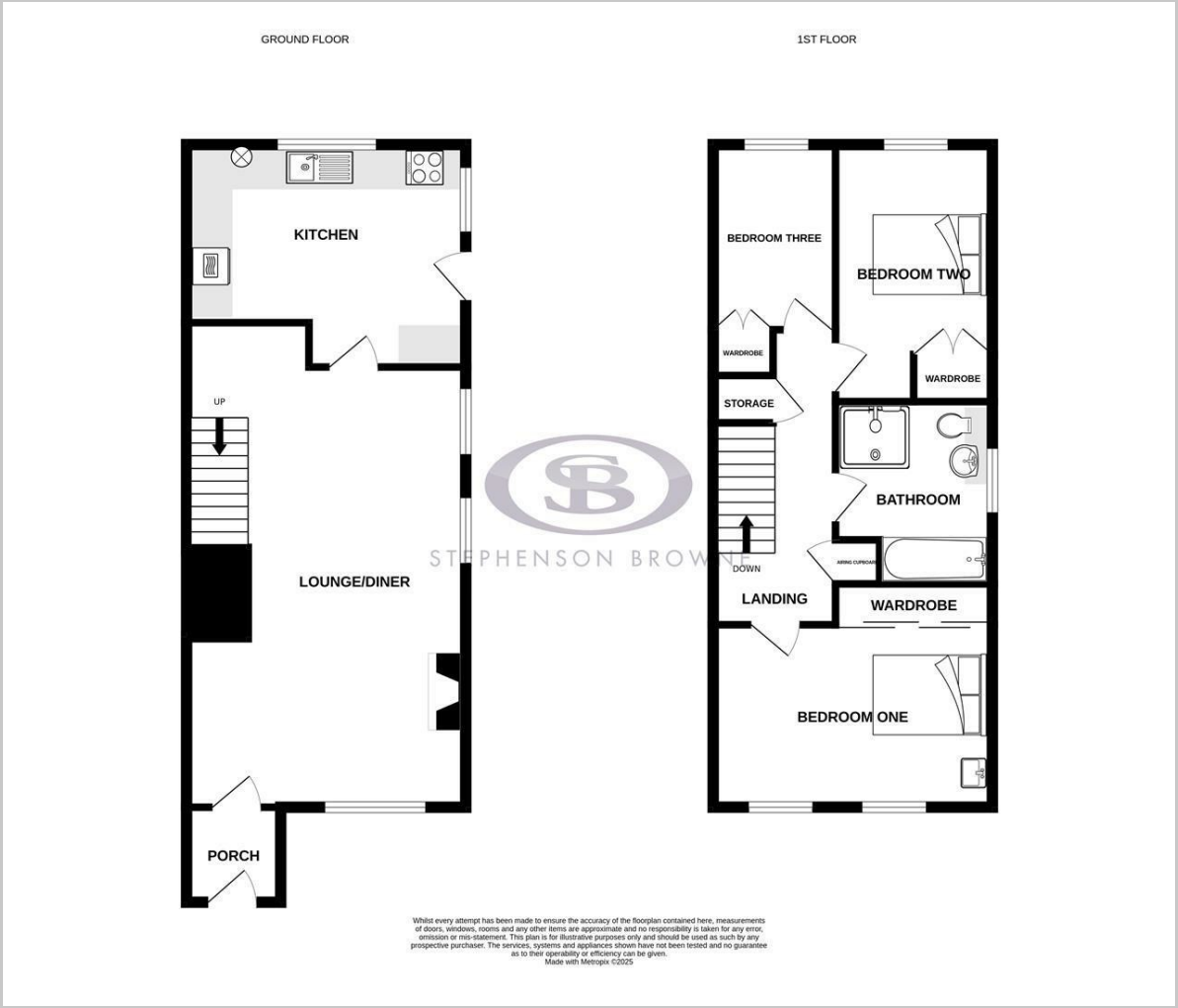
#### Alsager AML Disclosure

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.





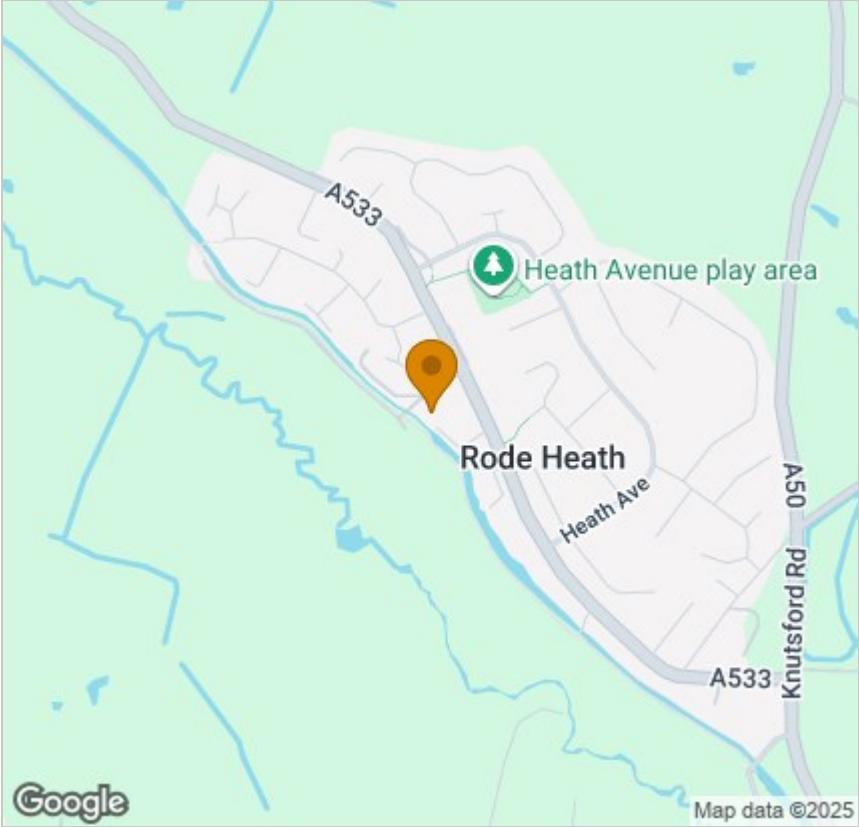
Floor Plan



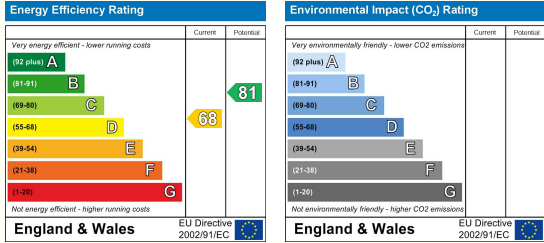
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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