



**94 Eaton Road**

ST7 2BT

**Offers Over £315,000**



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STEPHENSON BROWNE



**EXTENDED FAMILY HOME** - Stephenson Browne are delighted to bring to market this spacious **THREE/FOUR BEDROOM DETACHED** family home located on Eaton Road, a highly popular, quiet residential area within Alsager conveniently close to the town, it's many amenities and schools. The particular plot enjoys a lovely private garden and the property itself has been extended to the rear.

In brief, the property consists of an entrance hall, a superb L-shaped lounge diner space, offering open plan living and access into the snug/bedroom four a wonderful addition providing you with a sun room overlooking the garden. The fully fitted kitchen, with integrated cooker, hob and extractor above also having space for dining and providing access into the utility room with an extra sink, and having entry to the garage.

To the first floor, the landing hosts access to the loft via hatch, as well as all first floor rooms including two double bedrooms, one having fitted wardrobes and storage, and a third single bedroom. Completing the internal aspect of this home is a family bathroom with three piece suite.

Externally to the front, you will find a block paved driveway to suit approximately four cars leading to the attached garage. The private rear garden is landscaped, offering patio areas surrounded by decorative borders full of bushes, shrubs and plants.

Eaton Road is not a property to be missed! To truly appreciate it's location, size and position, viewings come highly recommended. Call Stephenson Browne today!





### Entrance Hall

Composite entrance door having glazed frosted inset. Glazed window to the side elevation. Stairs to the first floor. Double panel radiator. Doors to all rooms.

### Downstairs WC

5'7" x 2'10"

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.

### Lounge Diner

#### Lounge Area

10'4" x 17'7"

Double panel radiator. Double glazed bow window at the front elevation. Double glazed window to the side elevation. Adam's style fireplace housing living flame gas fire. TV aerial point.

#### Dining Area

6'0" x 8'9"

Double panel radiator. Double doors into:-

#### Snug/Bedroom Four

11'7" x 7'10"

Single panel radiator. Double glazed sliding patio tilt and turn door opening to the rear garden. TV aerial point.

### Kitchen Diner

22'5" x 9'5"

Range of wall, base and drawer units with work surfaces over incorporating a 1.5 bowl sink unit with drainer and mixer tap. Space for a dishwasher. Integrated fridge. Integrated oven with electric hob having extractor canopy over. Space for fridge freezer. Two double panel radiators. Double glazed bow windows to the rear and side elevations.

### Utility Room

7'10" x 5'0"

Wall and base units with work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Double glazed window to the rear elevation. Wall mounted gas central heating boiler.

### First Floor Landing

Loft access point. Doors to all rooms. Double glazed window to the side elevation.

### Bedroom One

10'4" x 10'4"

Double glazed window to the front elevation. Single panel radiator. Range of fitted wardrobes having hanging rails, shelving and drawers. Eaves storage.





### **Bedroom Two**

8'7" x 11'0"

Single panel radiator. Double glazed window to the side elevation.

### **Bedroom Three**

6'5" x 8'6"

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

### **Family Bathroom**

5'11" x 7'11"

Three piece suite comprising a low level WV with push button flush, vanity wash hand basin with mixer tap and storage cupboard below and a panelled bath with shower over. Double glazed frosted window to the side elevation. Heated towel rail. Underfloor heating.

### **Externally**

The property is approached by a block paved driveway providing ample off road parking for numerous vehicles leading to an attached garage. Access gate opening to the rear garden. The rear garden hosts a number of patio areas, perfect for outside entertaining and dining, together with stocked borders having a variety of trees, shrubs and plants. Fenced boundaries. Summer house having power.

### **Garage**

16'10" x 8'6"

Up and over door to the front. Power and lighting. Courtesy door to the rear. Sink unit with water point.

### **Council Tax Band**

The council tax band for this property is D.

### **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.



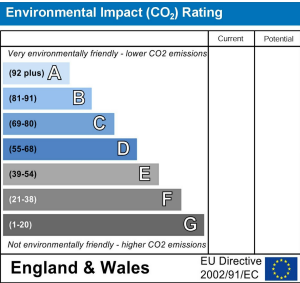
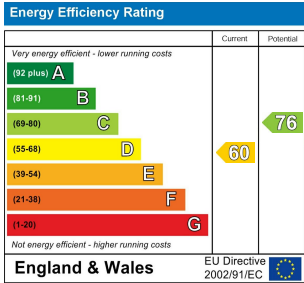
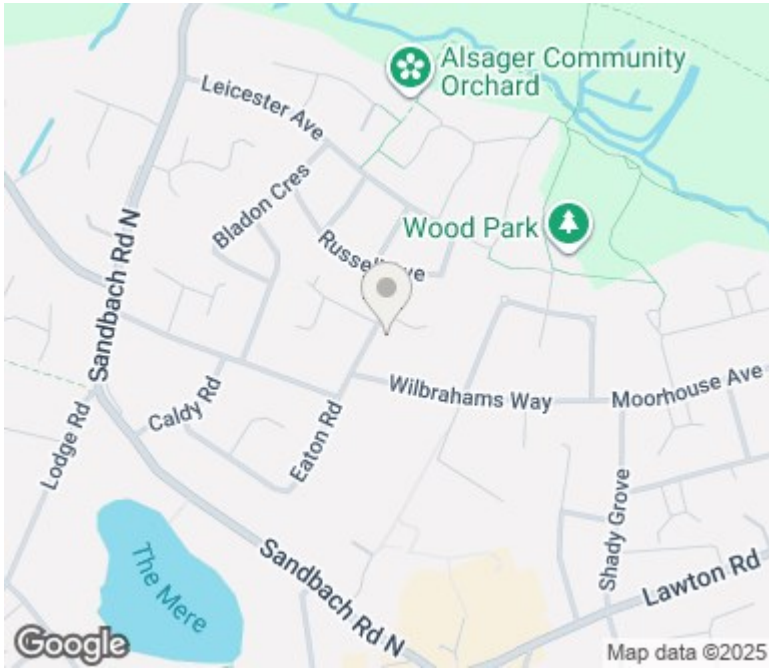


Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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