



**65 Beech Avenue**

ST7 3SH

**£375,000**



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2



C



STEPHENSON BROWNE



A sizeable three/four bedroom detached family home in Rode Heath which is presented to an exceptional standard throughout! Having been extended and carefully updated in recent years, the home is a real credit to the current owners and offers versatile and spacious accommodation throughout.

An entrance hallway leads to a downstairs W/C and the well-proportioned open-plan kitchen/diner, which includes a breakfast bar and Range-style cooker, which opens into an orangery to the rear. There are also double doors which open into the lounge at the front of the property, which features an extended bay window and a log-burning stove. Completing the ground floor is a useful utility and a games room, which could easily become a fourth bedroom if desired.

To the first floor are three generous bedrooms, with the principal bedroom benefitting from an en-suite shower and a sizeable walk-in wardrobe. There is also a family bathroom and a useful storage/airing cupboard.

Ample off-road parking for multiple vehicles is provided via a full-width tarmac driveway, whilst the beautifully landscaped south-west facing rear garden features two porcelain paved patio areas for seating and a lawn with a slate border and mature shrubs. An ideal place to relax and enjoy the best of the weather!

Situated in an excellent location on Beech Avenue, the property is perfectly placed for Rode Heath Primary School, which is within easy walking distance. Commuting links such as the M6, A500 and A34 are within easy reach, whilst a number of walks at Rode Heath Rise and along the Trent & Mersey Canal are also nearby.

A simply gorgeous family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.





### **Entrance Hall**

Composite front door and UPVC double glazed windows, quick-step natural oak laminate flooring, ceiling light point, radiator.

### **Downstairs W/C**

4'11" x 3'11"

UPVC double glazed window, natural oak laminate flooring, ceiling light point, radiator, W/C, wash basin with vanity unit.

### **Lounge**

15'9" x 14'2" into bay

UPVC double glazed bay window, natural oak laminate flooring, ceiling light point, radiator, log-burning stove.

### **Open Plan Kitchen/Diner**

20'1" x 16'2"

Maximum measurements (L-Shaped Room) - Natural oak laminate flooring, two UPVC double glazed windows, three ceiling light points, radiator, inset Franke sink with drainer, space for a Range-style cooker, integrated dishwasher, breakfast bar, tiled splashback, granite worktops, under stairs storage cupboard, opening into;

### **Orangery**

10'11" x 10'2"

Natural oak laminate flooring, UPVC double glazed windows, French doors leading to the rear garden and Lantern skylight window, downlights, UPVC double glazed door leading into;

### **Utility Room**

8'1" x 4'10"

Natural oak laminate flooring, UPVC double glazed window, radiator, one and a half bowl sink with drainer, space and plumbing for appliances, work surface above.

### **Games Room / Bedroom Four**

10'4" x 8'1"

Natural oak laminate flooring, UPVC double glazed window, ceiling light point, radiator.

### **Landing**

Fitted carpet, downlights, loft access, storage cupboard.

### **Bedroom One**

11'2" x 10'10"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

### **Walk-In Wardrobe**

8'6" x 6'6"

Laminate flooring, downlights, rails/shelving for clothes/storage.





### **En-Suite**

6'5" x 5'9"

Tiled flooring, tiled walls, UPVC double glazed window, downlights, extractor fan, feature towel radiator, W/C, wash basin with vanity unit, shower cubicle.

### **Bedroom Two**

11'6" x 9'11"

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

### **Bedroom Three**

8'2" x 7'10"

Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Bathroom**

7'10" x 4'8"

Tiled flooring, tiled walls, UPVC double glazed window, ceiling light point, chrome towel radiator, W/C, wash basin with vanity unit, bath with overhead shower.

### **Outside**

To the front of the property is a full-width tarmacadam driveway providing ample off-road parking for multiple vehicles, whilst the delightful rear garden features porcelain paved patio areas with two seating terraces, and a lawn with a slate border and mature shrubs.

### **Council Tax Band**

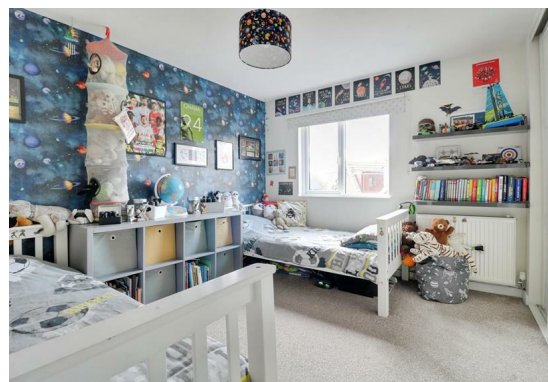
The council tax band for this property is C.

### **NB: Tenure**

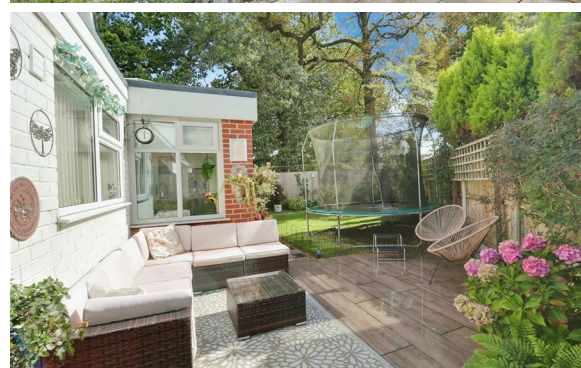
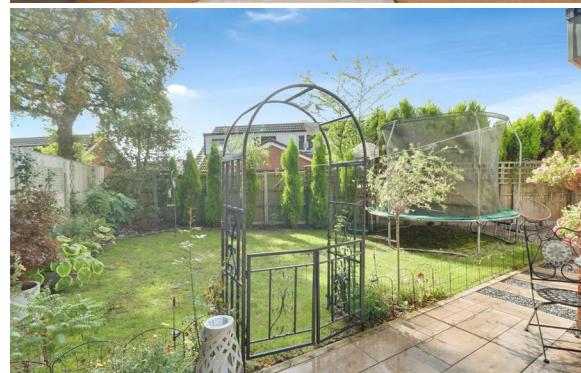
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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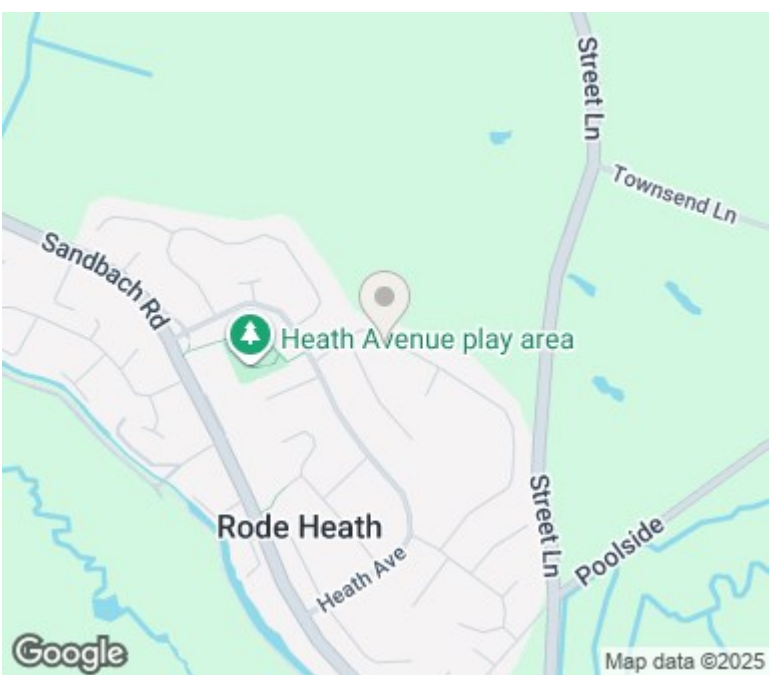
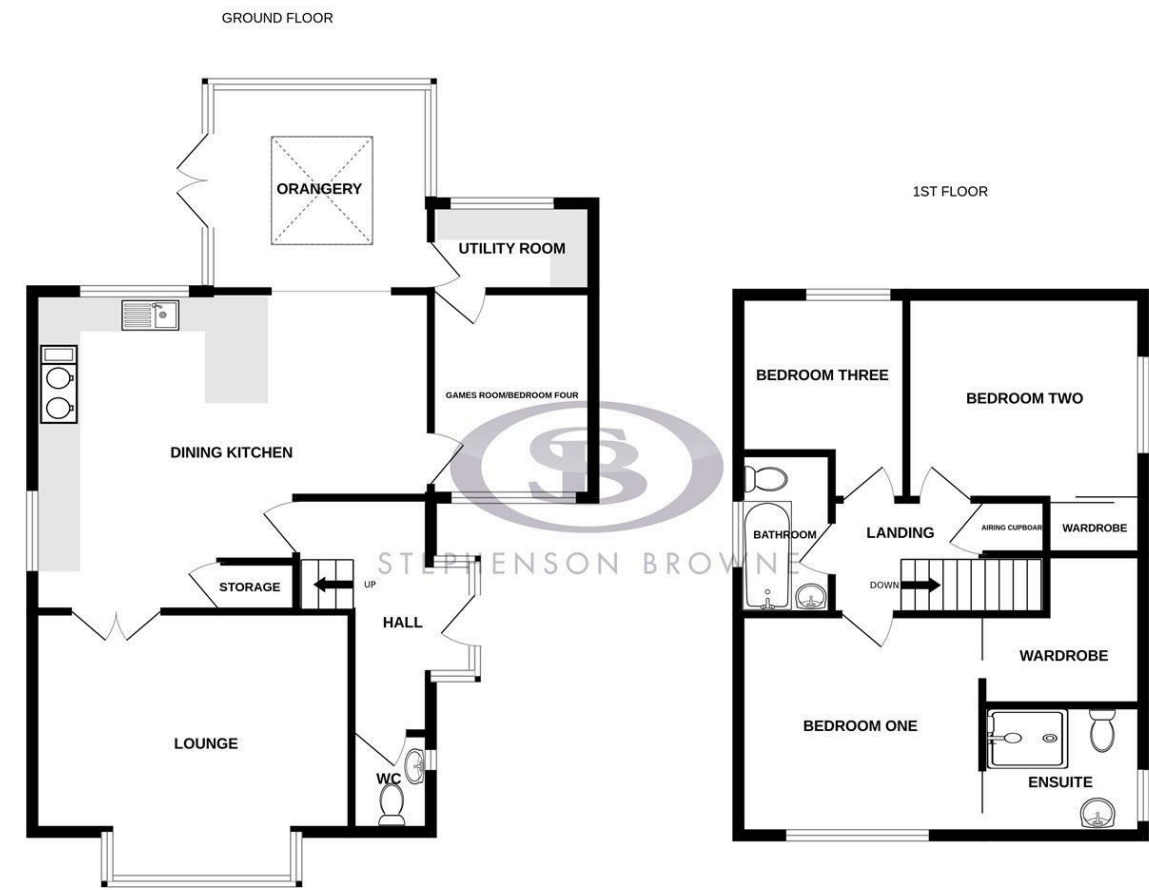




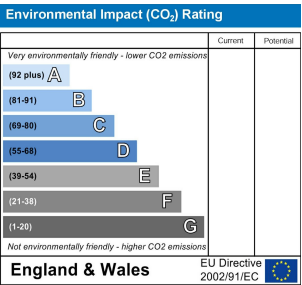
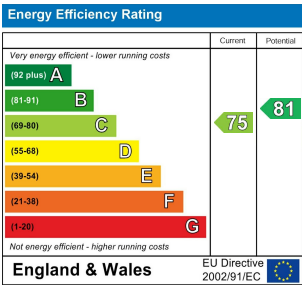


Floor Plan

Area Map



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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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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