



10 Bladon Crescent

ST7 2BG

Guide Price £289,950



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STEPHENSON BROWNE

EXTENDED FAMILY HOME - Stephenson Browne are delighted to offer for sale this remarkable **THREE BEDROOM DETACHED** home located on Bladon Crescent, a popular residential area in the heart of Alsager, close to the town centre, amenities and local schooling. The property boasts a spacious internal layout, having been extended to the rear to provide an open plan kitchen/family/dining area most appealing to the modern family!

The property has been beautifully thought out, with a bright and airy hallway, a generous yet cosy lounge space with marble style fireplace and a truly impressive kitchen/diner/family room to the rear, offering a range of high gloss wall, base and drawer units with granite style working surfaces over and integral appliances including: BOSCH high level double oven, dishwasher, fridge and four point electric hob with extractor over. This versatile space is the real 'hub of the home' hosting plenty of room for a dining table and sofa area, with French doors onto the garden ideal for entertaining, or relaxing with family. On from here is a handy, substantial separate utility room with additional work surfaces, space / plumbing for a washing machine and dryer, as well as internal access into the garage. To the first floor you will find two exceptionally sized double bedrooms, with the principal having contemporary fitted wardrobes, a good size single with inbuilt storage, a shower room and WC.

Externally, the property enjoys easy to maintain gardens to front and rear, with off road parking via a brick paved driveway to the front and a lovely, private rear garden hosting paving for garden furniture, raised flower beds home to a number of decorative flowers and plants and artificial lawn.

Bladon Crescent is a wonderful property that we are sure will not be on the market for long! To appreciate it's true size, internal condition and plot, viewings come highly recommended! Call Stephenson Browne today to arrange yours!



Hallway

With wood style flooring, ceiling light fitting, radiator, ample sockets, stairs to the first floor with under the stairs cupboard, door accessing the kitchen and door into:

Lounge

13'2" x 11'4"

Enjoying a feature gas fireplace with marble style surround, fitted carpet, coving to the ceiling, ceiling light fitting, two wall light fittings, UPVC double glazed bay window to front elevation, ample sockets and vertical wall radiator.

Kitchen/Diner/Family Room

Kitchen Diner

18'2" x 10'10"

Comprising of a range of high gloss wall, base and drawer units with granite style working surfaces over, tiled splashbacks and integrated appliances including: BOSCH high level double oven, dishwasher, fridge and four point electric hob with extractor over. With spotlighting and ample sockets throughout, radiator, UPVC double glazed window to rear elevation, tile effect flooring to kitchen area, wood laminate flooring to dining area, door to pantry cupboard, door giving entry to the utility and open plan to:

Family Room/Orangery

9'9" x 9'3"

With UPVC double glazed windows to all elevations, UPVC French doors opening to the garden, ceiling light fitting, wood laminate flooring, radiator and ample sockets.

Utility Room

9'3" x 8'1"

A fantastic additional space with extra units, having working surfaces with space/plumbing for a washing machine and dryer below, tile flooring, ample sockets, Skylight, spotlighting, wall mounted Worcester boiler, internal door into the garage and UPVC door opening to the garden.

Landing

Having fitted carpet, UPVC double glazed obscure glass window to side elevation, ceiling light fitting and doors to all first floor rooms, including:

Principal Bedroom

13'5" x 10'8"

A generous principal bedroom offering extensive, contemporary fitted wardrobes, UPVC double glazed window to front elevation, fitted carpet, ample sockets, ceiling light fitting and radiator.



Bedroom Two

10'10" x 10'8"

Another great sized double bedroom with a UPVC double glazed window to rear elevation, ample sockets, ceiling light fitting, radiator and fitted carpet.

Bedroom Three

9'4" x 7'3"

A well proportioned single bedroom boasting fitted wardrobes over the stairs bulkhead, fitted carpet, UPVC double glazed window to front elevation, radiator, ample sockets and ceiling light fitting.

Shower Room

With a wall mounted hand basin with mixer tap and white cladding splashback, walk-in corner shower with white cladding surround and glass door, tiled flooring, UPVC double glazed obscure glass window to rear elevation, radiator and spotlighting.

WC

With a push flush WC, UPVC double glazed obscure glass window to side elevation, ceiling light fitting and wood style flooring.

Garage

16'7" x 9'3"

With up and over garage door, lighting and power.

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.

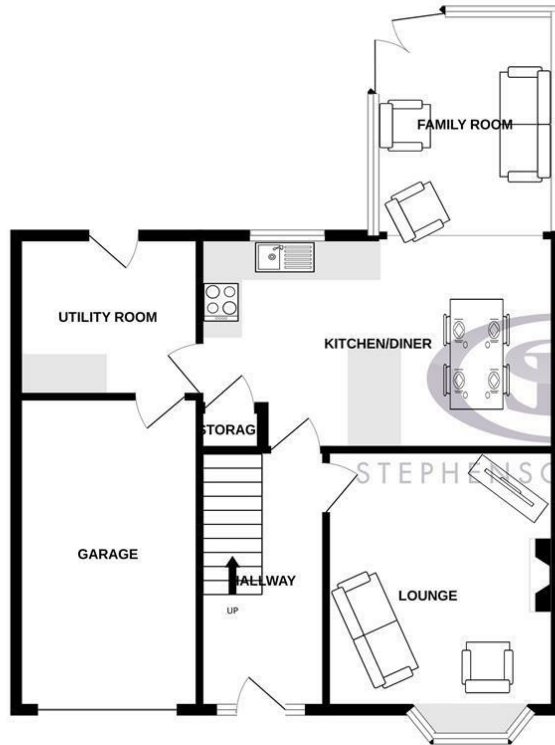
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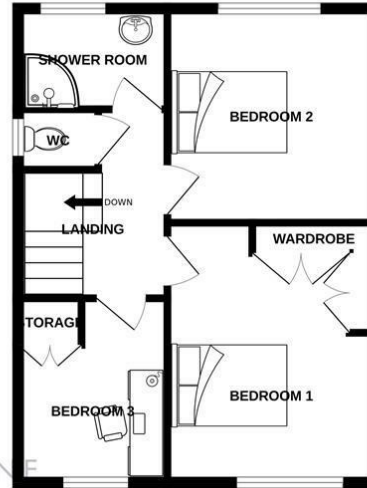


Floor Plan

GROUND FLOOR

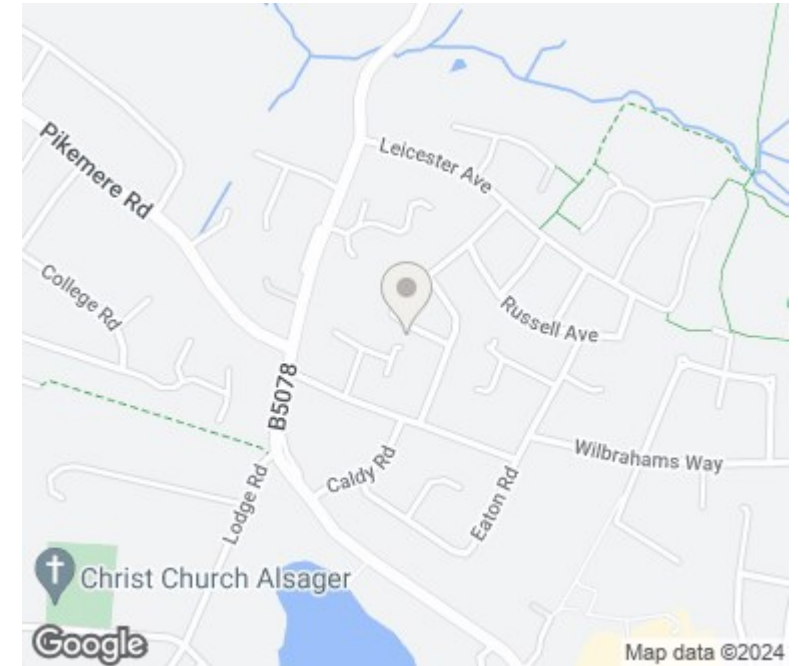


1ST FLOOR



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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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	79

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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