



19 Winston Avenue

ST7 2BE

Offers In The Region Of £315,000



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STEPHENSON BROWNE

A substantial three bedroom detached home with a detached double garage, having undergone several upgrades over the past two years or so!

Since the current owners purchased the property in late 2022, a scheme of updating and modernisation has been undertaken, including new UPVC double glazed windows and doors throughout, a new consumer unit (and rewire where needed), refitting of the stairs and bannister, new flooring throughout (except bathroom), loft boarding with electric and pull-down ladder, redecorating several rooms and the installation of hive heating and an electric car charge point.

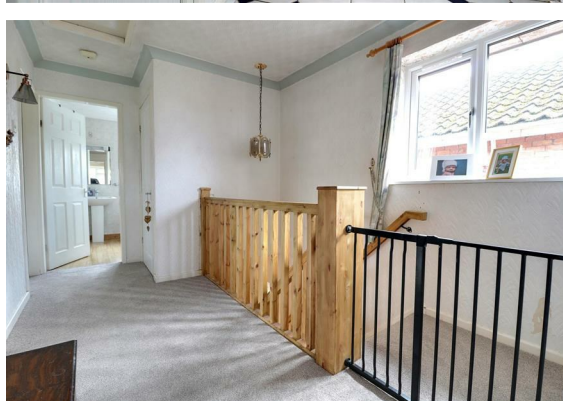
An entrance hallway leads to a downstairs W/C, with an open plan dining area opening into the lounge and creating a spacious living space. A separate study offers excellent homeworking space, whilst the kitchen leads into a useful utility room. Upstairs there is a spacious landing with access to the three bedrooms and a family bathroom. All three bedrooms are generously proportioned, however the master bedroom in particular boasts exceptional space and includes fitted wardrobes.



Off road parking for several vehicles is provided via a brick paved driveway, whilst a brick-built detached double garage offers extra storage or parking space and features power and lighting, also offering potential for conversion to suit a number of uses (subject to planning permission). The front garden is mainly laid to lawn with mature border shrubs, which extends to a space to the side of the property. The rear garden is mainly patio, offering a good space for entertaining and for outdoor furniture.



Situated just off The Fairway, Winston Avenue offers excellent transport links into Alsager, as well as commuting links such as the A500 and M6. Several schools are nearby, including Alsager School, Pikemere County Primary School and Alsager Highfields Foundation Primary School.



A deceptively spacious home which must be seen! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

UPVC double glazed front door, radiator, ceiling light point, stairs to the first floor.

Downstairs W/C

UPVC double glazed window, W/C, wash basin with mixer tap.

Dining Room

10'5" x 9'11"

Large UPVC double glazed window, ceiling light point, laminate flooring, ample space for a dining table and chairs, radiator, opening into;

Lounge

19'3" x 11'11"

Boasting large dual aspect UPVC double glazed windows to front and side elevation, allowing the spacious room to be filled with natural lighting, coving to the ceiling, two pendant light fittings, fitted carpet, two radiators, ample sockets and TV point.

Study

8'4" x 6'9"

Radiator, ample sockets, UPVC double glazed window to rear elevation, coving to the ceiling and single pendant light fitting.

Kitchen

10'5" x 10'4"

Comprising of a range of wall, base and drawer units with working surfaces over, and having integral appliances such as: double sink and drainer with mixer tap, BOSCH high level oven and DE DIETRICH four point electric hob, as well as having space for a dishwasher, large fridge freezer and microwave that can fit into cupboard recess. Having decorative tiled walls, tiled flooring, ceiling strip light, radiator, UPVC double glazed windows to side and rear elevations.

Utility Room

10'4" x 5'10"

With additional storage units, sink with drainer, space and plumbing for a washing machine, space for a dryer, tiled walls, tiled flooring, UPVC double glazed windows to side and rear elevation, wall mounted BAXI boiler and UPVC door with double glazed insert opening to the rear garden.

Landing

A sizeable landing with UPVC double glazed window, fitted carpet, radiator, ceiling light point, airing cupboard, loft access.



Bedroom One

17'2" x 11'11"

A very generously sized master bedroom with fitted carpet, UPVC double glazed window, radiator, ceiling light point, fitted wardrobes and storage.

Bedroom Two

12'4" 10'5"

Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator.

Bedroom Three

10'6" x 8'3"

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

Bathroom

8'3" x 6'10"

Laminate effect vinyl flooring, UPVC double glazed window, ceiling light point, radiator, tiled walls, W/C, pedestal wash basin, bath with overhead shower.

Outside

To the front of the property is a brick-paved driveway for several vehicles, with a lawned garden and mature border shrubs. The rear garden features patio areas with space for outdoor furniture and brick wall boundaries offering a good degree of privacy.

Detached Double Garage

A brick-built detached double garage with electric up and over door, power and lighting.

Council Tax Band

The council tax band for this property is E.

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.

NB: Land Registry

The property and a small section section of land to the North of the property are both included in the sale, via separate titles (CH131005 and CH251472).



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.
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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	

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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