



**26 Blenheim Court**  
ST7 2BY  
**£335,000**



STEPHENSON BROWNE

**EXCELLENT FAMILY ACCOMMODATION - NO ONWARD CHAIN -** A fine example of a four bedroom, detached family home in a popular residential area. The property layout flows very well, creating plenty of versatile open plan areas, including a fantastic L-shaped lounge diner with access to the conservatory. The home is in need of some modernisation but offers the potential for a buyer to put their own stamp.

The property is situated on a desirable and established cul-de-sac in Alsager, being conveniently located close to a variety of shops, excellent schooling and leisure facilities, all of which are essential for day to day needs.

In brief the property comprises: Entrance hall having stairs to the first floor and doors to all rooms including the downstairs WC, spacious L-shaped lounge diner giving access to the conservatory and the kitchen breakfast room having space for all the necessary appliances. Upstairs, you are greeted by a spacious landing having a study area and giving access to three, well-planned double rooms with built-in robes to the principal and second, along with a versatile fourth single room. The family bathroom is fitted with a modern white three piece suite.

Externally, the property enjoys a sizeable block paved driveway providing invaluable off road parking, an integral garage and carport, and a pleasant rear garden enjoying a good degree of privacy.

To fully appreciate the homes position within the village, true size and many appealing attributes, early viewing is highly advised!



### Entrance Hall

uPVC panelled door having double glazed frosted insets. Double panel radiator. Stairs to the first floor.

### Downstairs WC

5'2" x 3'6"

Double glazed frosted window to the front elevation. Two piece suite comprising a low level WC and wall mounted wash hand basin. Single panel radiator.

### Lounge Diner

#### Lounge Area

20'7" x 9'10"

Double glazed windows to the front and rear elevation. Two single panel radiators. Adam's style fireplace having gas fire with marble hearth and wooden mantle. TV aerial point.

#### Dining Area

9'6" x 10'10"

Single panel radiator. Double glazed sliding patio doors into:-

#### Conservatory

11'0" x 10'5"

Double glazed windows all round. Double glazed French doors opening to the rear garden.

#### Kitchen Breakfast Room

18'4" x 10'9"

Range of wall, base and drawer units with roll top work surfaces over incorporating a single drainer sink unit with mixer tap. Double glazed windows to the side and rear elevations. Space for a washing machine, tumble dryer and fridge freezer. Integrated double oven and five ring gas hob with extractor over. Double panel radiator. uPVC panelled door having double glazed frosted insets opening to the side. Access door into the garage.

#### First Floor Landing

Doors to all rooms. Storage cupboard having shelving. Useful study area.

#### Principal Bedroom

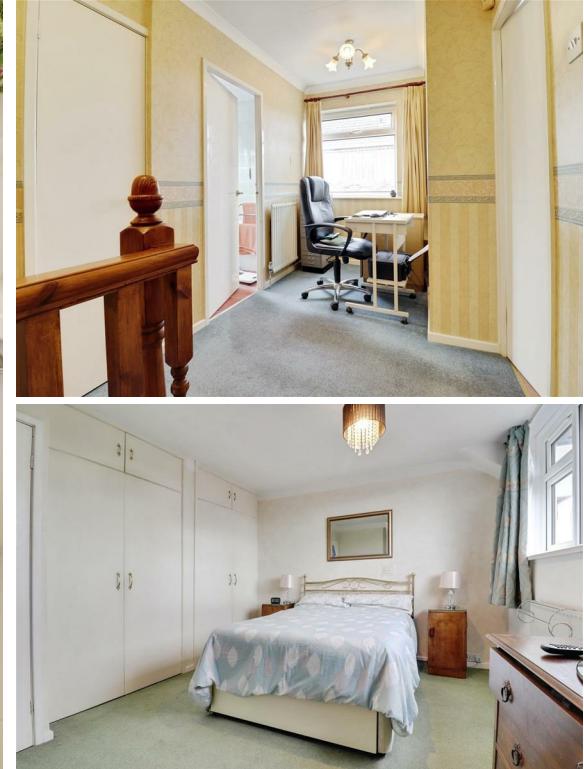
11'9" to robes x 10'7"

Single panel radiator. Double glazed window to the front elevation. Fitted wardrobes with hanging rail and shelving.

#### En-Suite

7'7" x 6'2"

Double glazed frosted window to the front elevation. Single panel radiator. Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin and a shower cubicle having electric shower.



## **Bedroom Two**

11'8" x 8'3"

Single panel radiator. Double glazed window to the rear elevation. Fitted wardrobe having hanging rail and shelving.

## **Bedroom Three**

11'2" x 8'0"

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

## **Bedroom Four**

7'10" x 9'3"

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

## **Family Bathroom**

6'4" x 7'6"

Double glazed frosted window to the front elevation. Single panel radiator. Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin and a panelled bath having mixer tap and shower attachment over.

## **Externally**

The property is approached by a block paved driveway providing ample off road parking for numerous vehicles leading to an attached garage and car port. The front garden is mainly laid to lawn with borders housing a variety of trees, shrubs and plants. Access gate to the rear. Outside tap. The rear garden is mainly laid to lawn with block paved patio areas providing space for outside dining. Borders housing a variety of trees, shrubs and plants. Fenced boundaries.

## **Garage**

8'3" x 16'10"

Up and over door to the front. Double glazed frosted window to the side elevation. Wall mounted gas central heating boiler. 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.



## **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.

### **NB: Copyright**

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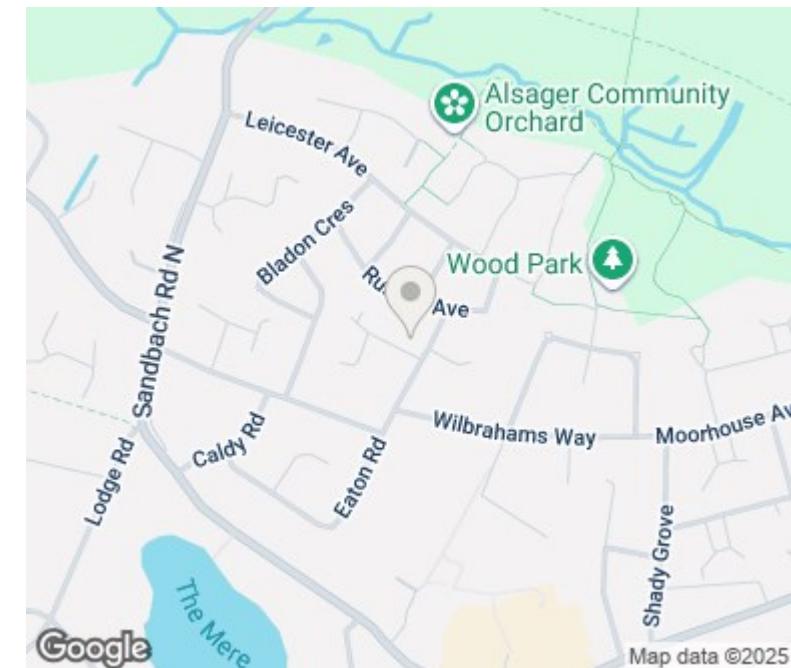


## Floor Plan



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 the guidance of intending purchasers 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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