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Timothy a

www.timothyabrown.co.uk

3 Belvedere Terrace Rode Heath, Stoke-On-Trent, Staffordshire ST7 3SA

Selling Price: £244,950





- WELL-MAINTAINED 3 BEDROOM SEMI DETACHED COTTAGE
- LOUNGE/DINER
- FULLY FITTED BREAKFAST KITCHEN
- EN-SUITE SHOWER ROOM & SEPARATE BATHROOM
- PARKING & WELL-TENDERED REAR GARDEN
- SITUATED IN A QUIET CUL-DE-SAC
- LOCATED IN THE SEMI RURAL VILLAGE OF RODE HEATH

A well-maintained semi detached cottage which went through a full scheme of modernisation a few years ago and the present owners have kept it maintained during their tenureship, and in our opinion, ready to move into.

Call us to make that viewing!

The property is constructed of brick elevations with PVCu double glazing and gas fired central heating, and comprises: porch/sunroom with door to large hall, living dining room with front and rear aspect windows and fireplace and completing the ground floor accommodation is a fully fitted kitchen with breakfast bar.

At first floor level, the landing allows access to three bedrooms, one having an en-suite, and a separate bathroom.

Externally, there is parking to the side and gate leading to the front door. There is a well tendered and laid out garden with patio area and raised railway sleeper flower beds. At the bottom of the garden is a hardstanding for further off road parking and hardstanding for a shed or a further vehicle if not required.

The home is situated in a quiet back water along a private track in the heart of Rode Heath village. Located not too far from Alsager and its many amenities, you can also find canal-side and country-walks nearby, a highly regarded primary school and a number of village amenities within Rode Heath a short walking distance away, plus excellent transport links to neighbouring Sandbach and Congleton.

The accommodation briefly comprises

(all dimensions are approximate)

PORCH/SUNROOM 6' 3'' x 8' 2'' (1.90m x 2.49m): Aluminium framed. PVCu double glazed door to:

ENTRANCE HALL 10' 4" x 8' 3" (3.15m x 2.51m) max: Radiator. 13 Amp power points. Stairs to first floor with with cupboard below. Cupboard incorporating central heating boiler (approx. 3 years old). Doors to principal rooms.

LOUNGE/DINER 12' 3" x 20' 7" (3.73m x 6.27m): PVCu double glazed window to rear aspect. Fireplace (sealed off). Radiator. 13 Amp power points. Laminate floor. PVCu double glazed French doors to garden.

BREAKFAST KITCHEN 10' 5" x 11' 8" (3.17m x 3.55m): Low voltage downlighters inset. PVCu double glazed window to rear aspect. Attractive fitted base and eye level units with timber effect preparation surfaces. Electric ceramic bob with extractor canopy over and oven below. Breakfast bar. Tiled splashbacks. Space and plumbing for washing machine. Space for tumble dryer. Radiator. 13 Amp power points.

First Floor :

LANDING : Access to roof space. 13 Amp power points. Doors to principal rooms.

BEDROOM 1 11' 5'' x 14' 6'' (3.48m x 4.42m) plus wardrobe space: PVCu double glazed window. Radiator. 13 Amp power points.

BEDROOM 2 12' 6" x 10' 3" max 7'1" min (3.81m x 3.12m max 2.16m min): PVCu double glazed window. Radiator. 13 Amp power points.



BEDROOM 3 11' 3" x 8' 7" (3.43m x 2.61m) max: PVCu double glazed window. Radiator. 13 Amp power points. Door to:

EN-SUITE : White suite comprising: Low level W.C., wash hand basin and corner shower enclosure with sliding doors. Partly tiled walls.

BATHROOM : Low voltage downlighters inset. PVCu double glazed opaque window. White suite comprising Low level W.C., pedestal wash hand basin and panelled bath with shower and screen over. Radiator and separate chrome heated towel radiator.

Outside : Enclosed garden which is beautifully cultivated and maintained having patio area, flower borders and raised flower beds. Off road stone car parking. Space for storage shed. To the side is stone hardstanding for car parking.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through sole selling agent TIMOTHY A BROWN.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: ST7 3SA



3, Belvedere Terrace Rode Heath STOKE-ON-TRENT	Energy rating	Valid until:	13 September 2025
ST7 3SA		Certificate number:	8155-7621-3890-7254-9992
Property type	s	Semi-detached house	
Total floor area	9	95 square metres	
Rules on letting this	property		
Properties can be let if they h	ave an energy rating m	om A to E.	
You can read guidance for lar			
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https://find-energy-certificate.service.gov.uk/energy-certificate/8155-7621-3890-7254-9992?print=true

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Passionate about property