



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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3 Belvedere Terrace

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

Selling Price: Offers in Excess of £230,000

- 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

FOR SALE BY PRIVATE TREATY (Subject to contract)

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 tended 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 hob 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

09/08/2024, 11:22 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)	
3, Belvedere Terrace Rode Heath STOCKS-CH-TRENT ST7 3SA	Energy rating D
Valid until: 13 September 2025	Certificate number: 0155-7621-3890-7254-9992
Property type	Semi-detached house
Total floor area	95 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/0155-7621-3890-7254-9992?previous>

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