

# chris hamriding

lettings & estate agents



## 10 Lodge Road, Alsager, ST7 2HD

### Offers In The Region Of £600,000

Take a moment to view our guided tour of this impressive home, grounds & location!

Positioned on the exclusive Lodge Road in Alsager, this detached house presents an exceptional opportunity for families and individuals alike. One of the standout features of this home is its expansive rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The generous size of the garden also provides significant scope for further extension!

Accompanying the home are a number of features to note, some of which include:- a traditional reception hall with feature returning staircase, storage and refitted flooring, a versatile lounge/dining room with glazing on all elevations and French doors giving access to the rear garden, a luxury 'Infinity Plus' Wren kitchen that is well-equipped with premium branded appliances including instant hot water tap and quality 'Xena-quartz' working surfaces. There is a separate utility & ground floor WC in addition to internal access to the integral garage.

Upstairs, there are three well-balanced bedrooms with the main bedroom enjoying views over the gardens, bedroom two has a wealth of fitted 'Hammonds' bedroom furniture plus electric blinds and bedroom three is also an equally comfortable double bedroom. Servicing these rooms is the family bathroom with white suite & feature pictorial glazing and a separate WC.



## Accommodation

Entrance Porch 10'10" x 2'7" (3.32 x 0.81)

Reception Hall 9'11" x 9'9" (3.03 x 2.99)

Open-Plan Lounge/Dining Room 28'6" x 11'10"  
(8.70 x 3.63)

Kitchen/Breakfast Room 14'4" x 10'9" (4.37 x 3.30)

Inner Hall 7'9" x 2'9" (2.37 x 0.86)

Utility 7'11" x 7'4" (2.43 x 2.26)

WC 3'11" x 3'3" (1.21 x 1.01)

First Floor Landing 11'4" x 9'11" (3.46 x 3.04)

Bedroom One 16'4" x 9'10" (4.98 x 3.01)

Bedroom Two 14'2" x 11'6" (4.33 x 3.51)

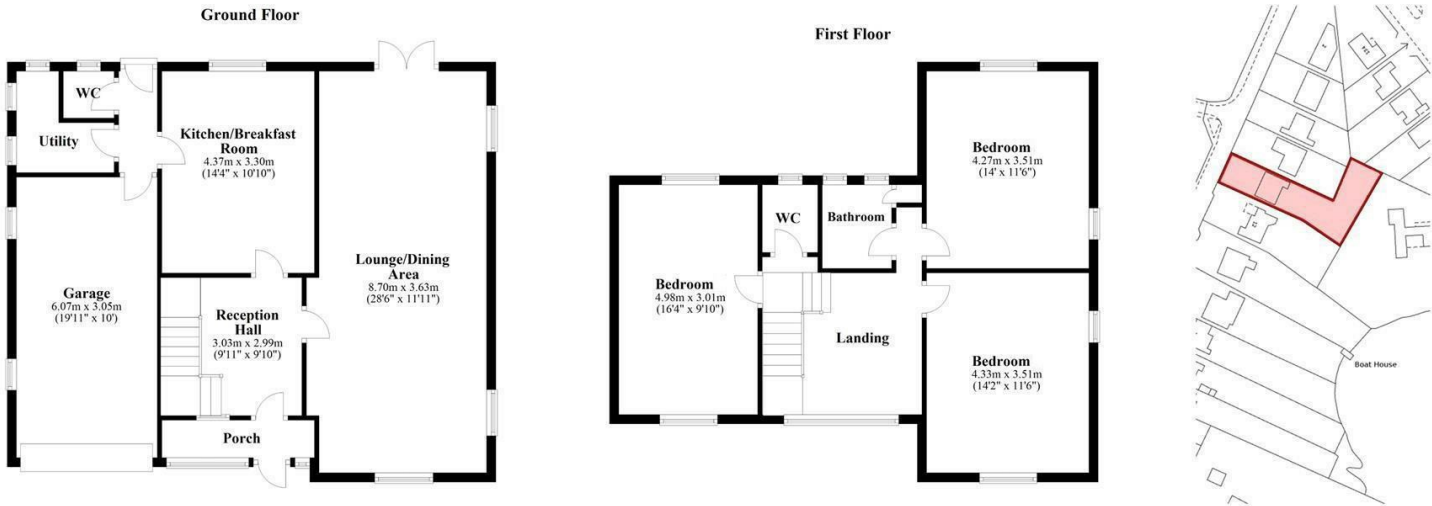
Bedroom Three 14'0" x 11'6" (4.27 x 3.51)

WC 4'9" x 3'10" (1.46 x 1.19)

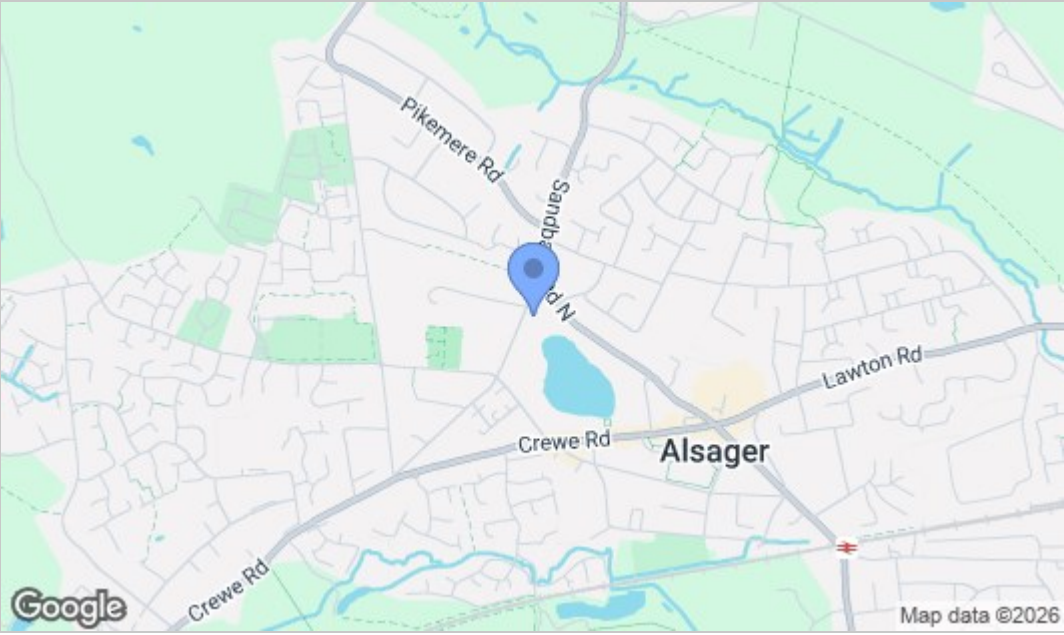
Bathroom 5'11" x 5'0" (1.81 x 1.53)

Integral Garage 19'10" x 10'0" (6.07 x 3.05)

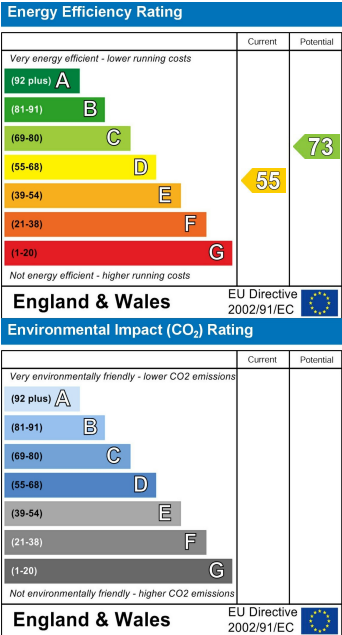
Floor Plan



Area Map



Energy Efficiency Graph



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