

# chris hamriding

lettings & estate agents



## 73b Audley Road, Alsager, ST7 2QW

### Offers In The Region Of £365,000

Take a moment to view our guided tour of this detached home, it's impressive grounds, location & outbuildings!

Positioned on a desirable throughfare and situated within walking distance to Alsager Golf Club, the Railway Station & Alsager Village itself, this three bedroom detached property has some rare attributes that you will struggle to find in today's modern market! With its spacious family accommodation internally coupled with large outbuilding/workshop, this proposition would be a great opportunity for those who work from home, require a workshop/garage or are in need of more parking than most!

For the family's out there, the home has Excalibur school right on the doorstep with highly regarded secondary schooling within Alsager. For the commuter, the A500 can be accessed with just a short drive from the property in addition to the proximity to the aforementioned railway station.

Accompanying the home are a number of features to note, some of which include:- gas central heating, a welcoming entrance hall with wall panelling & tiled floor, a spacious dual aspect lounge with wood burning stove, a ground floor shower room with travertine style tiling, an open-plan kitchen/diner complete with high-gloss units, 'range' style cooker & wooden working surfaces. In addition, the dining area has French doors leading out to the rear garden. The first floor is home to the family bathroom & three well-balanced bedrooms with bedroom one having a good size store/home office off which would make an ideal en-suite (subject to consents)!

## Accommodation

Entrance Hall 12'10" x 5'11" (3.93 x 1.82)

Lounge 18'6" x 11'5" (5.65 x 3.48)

Open-plan Kitchen/Diner 18'0" x 11'3" (5.49 x 3.44)

Shower Room 6'0" x 5'4" (1.85 x 1.63)

First Floor Landing 11'5" x 6'0" (3.50 x 1.83)

Bedroom One 13'6" x 11'4" (4.13 x 3.47)

Office 11'5" x 4'1" (3.50 x 1.25)

Bedroom Two 11'3" x 10'1" (3.45 x 3.08)

Bedroom Three 11'4" x 7'8" (3.46 x 2.35)

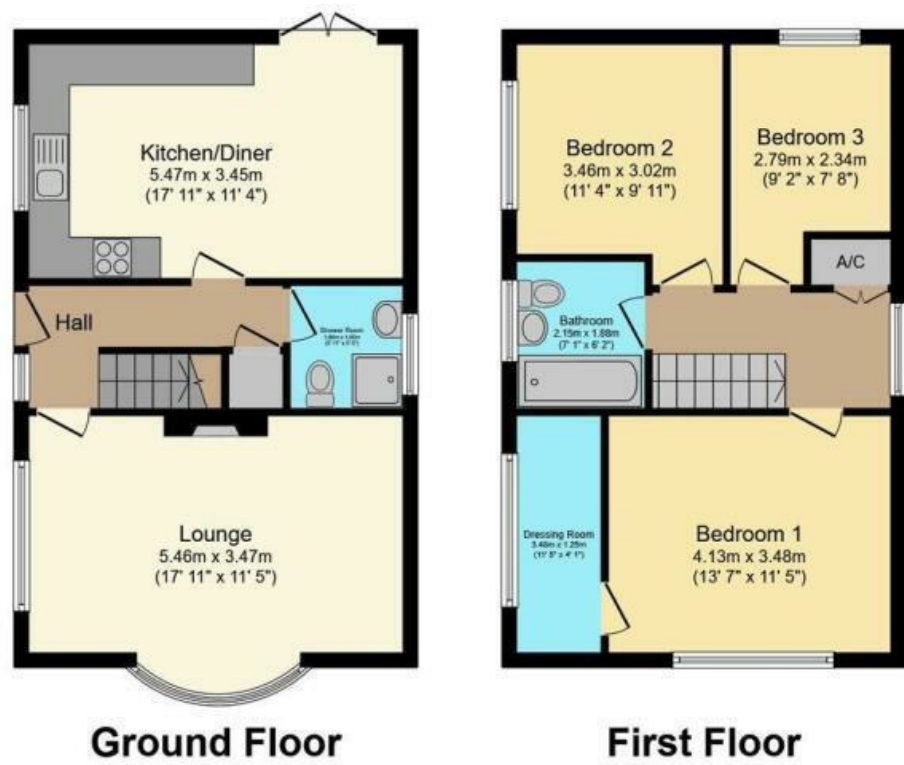
Family Bathroom 7'0" x 6'1" (2.14 x 1.87)

Workshop/Gym 18'4" x 9'9" (5.60 x 2.98)

Garage 18'8" x 15'7" (5.71 x 4.75)



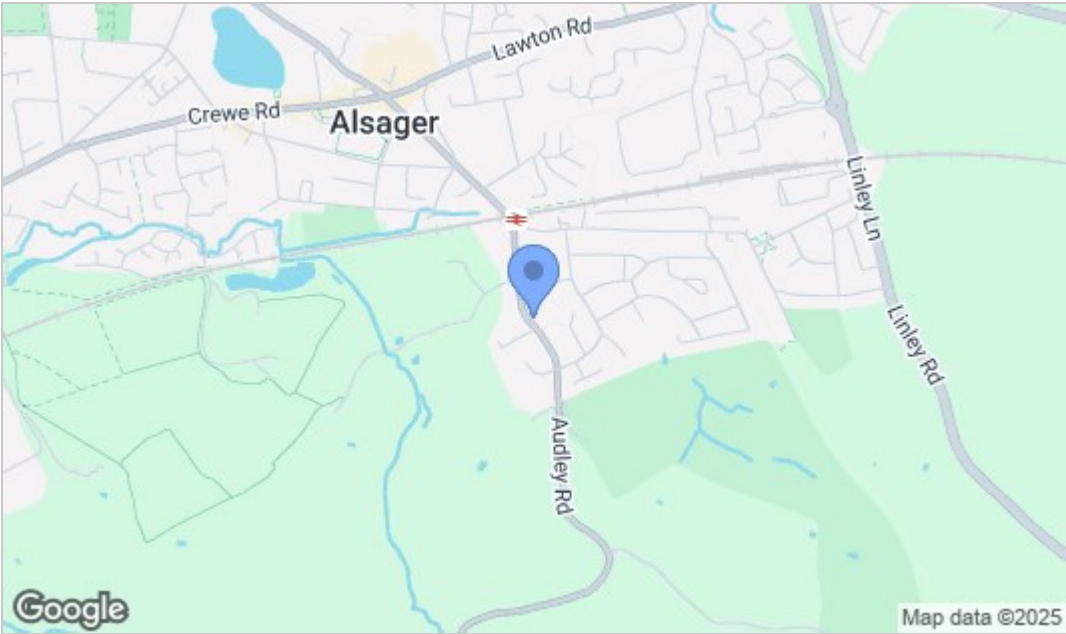
Floor Plan



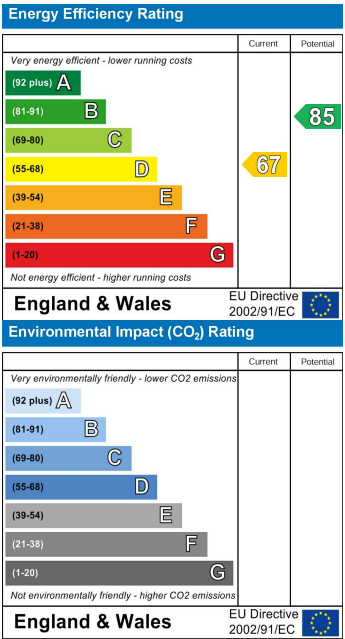
Total floor area 98.7 sq.m. (1,062 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Area Map



Energy Efficiency Graph



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