



94 Eaton Road, Alsager, ST7 2BT

Offers In The Region Of £315,000

Take a moment to view our aerial, signature tour of this wonderful family home & admire its impressive location!

Positioned in an exclusive residential estate & built in an era of generosity, Eaton Road is an extremely popular location within Alsager, renowned for being just a short stroll into Alsager Village centre via a handy passageway to Asda and being around the corner from the Cricket Club & access to beautiful country walks on the 'Salt Line', where you can wander as far as neighbouring Sandbach, if desired! The home has been updated, improved & extended in more recent years and offers incredibly versatile accommodation throughout in good decorative order, we are sure this lovely home will be suitable to a wide variety of buyer!

Accompanying the home are a wealth of features to note, some of which include:- double glazing throughout & gas central heating, a spacious lounge with café style shutters, a fully tiled ground floor cloakroom, a snug with sliding patio doors leading to the rear garden, a social entertaining kitchen/diner towards the rear of the home with separate utility and internal access to the garage.

Upstairs, there are three bedrooms, with a wealth of built-in robes to the principal bedroom, bedroom two is a comfortable guest double room, bedroom three is currently set up as the perfect dressing room but is a superior single bedroom & the family bathroom enjoys underfloor heating.

Externally, the home benefits from a sizeable plot with an easy to maintain frontage, being predominantly block paving providing off road parking for several vehicles, a covered car port and attached garage. The rear

Accommodation

Entrance Hall 11'6" x 8'11" (3.52 x 2.72)

Cloakroom/WC 5'7" x 2'11" (1.71 x 0.90)

Open-Plan Lounge/Diner 17'9" x 16'3" (5.43 x 4.97)

Snug 11'6" x 7'10" (3.53 x 2.39)

Kitchen/Diner 22'5" x 9'5" (6.85 x 2.88)

Utility 7'10" x 4'11" (2.40 x 1.52)

First Floor Landing 11'6" x 5'6" (3.52 x 1.68)

Bedroom One 10'4" x 10'4" (3.17 x 3.16)

Bedroom Two 11'0" x 8'7" (3.36 x 2.62)

Bedroom Three 8'7" x 6'5" (2.62 x 1.97)

Family Bathroom 7'11" x 5'11" (2.42 x 1.82)

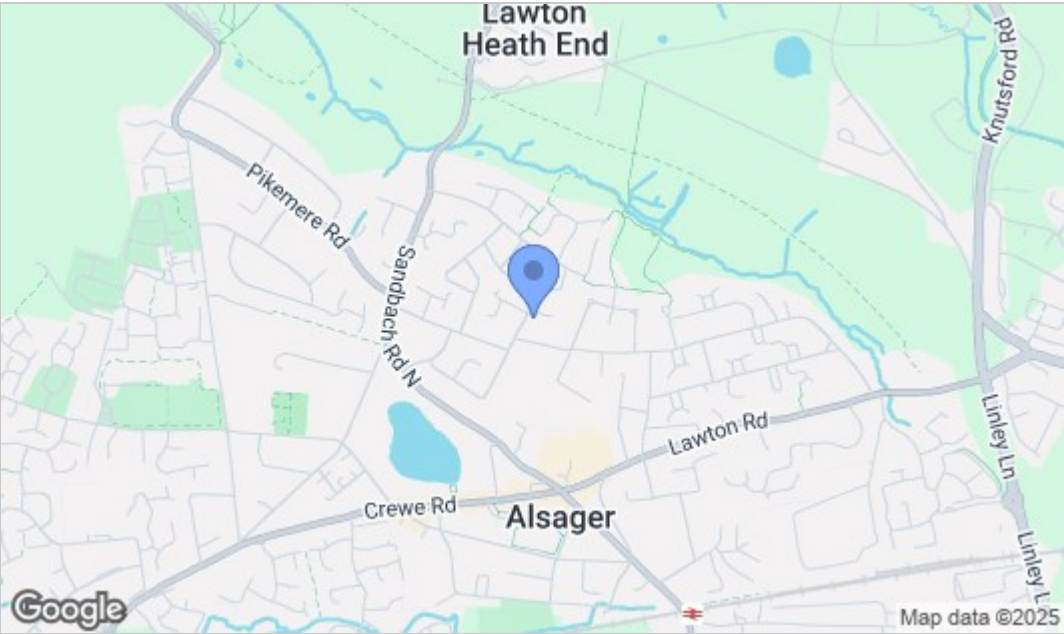
Attached Garage 16'10" x 8'6" (5.15 x 2.61)

Floor Plan

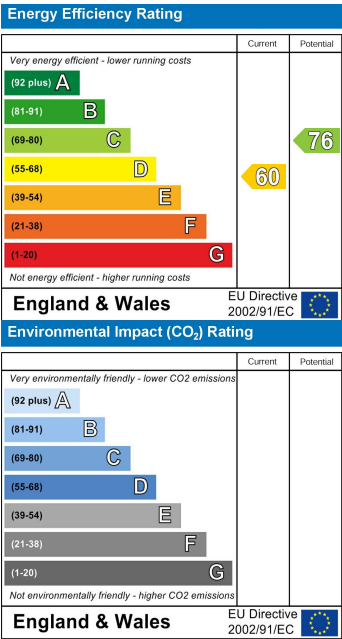


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Area Map



Energy Efficiency Graph



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