



Wayside, Alsager, ST7 2QE.
Offers in the Region of £250,000

Whittaker ^{Est. 1930}
& Biggs

Wayside, Alsager, ST7 2QE.

A rare opportunity to purchase this three-bedroom home having had the same owner since its original construction, located within a sort after area of Alsager, adjacent to the village Green providing a leafy and ever-changing landscape.

This three bedroom home also comes with a substantial garden which is stocked with an assortment of plants, shrubs and established trees, whilst also allowing potential for extension.

The accommodation comprises of an open plan lounge diner with potential to create an open plan kitchen, three bedrooms and a family bathroom to the first floor, with the front bedrooms each enjoying those lovely Village Green views.

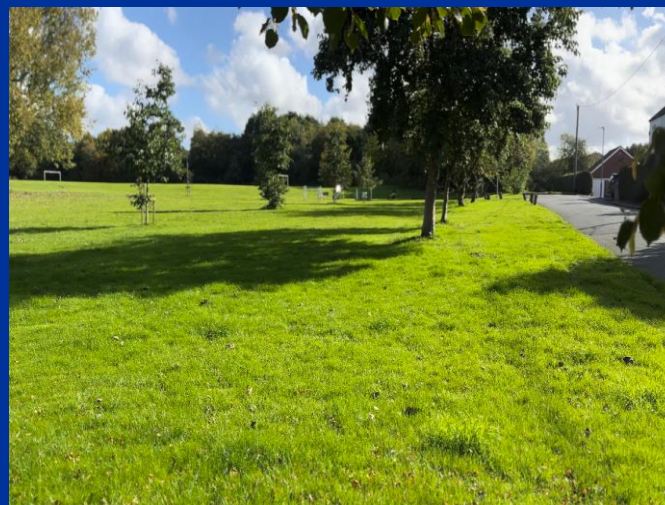
At present there is an open plan lounge diner with an adjoining rear conservatory having quality solid oak flooring to the hallway and lounge. The kitchen has a range of solid wood fronted units with a useful pantry store.

Externally, the delightful gardens offer great potential, as well as an attractive frontage with a side driveway allowing ample off-road parking in addition to the detached garage.

Offering a non-estate position whilst located close to local amenities including the Manor House day spa, golf club and independent eateries as well as primary and secondary schools. There also good links to neighbouring towns Congleton, Sandbach and Crewe as well as Newcastle Under Lyme and The Potteries.

This property would suit a variety of purchases, including first time buyers, families and those looking to downsize to property with an attractive outlook.

Offered for sale with no upward chain.



Entrance Porch

Having a brick base with UPVC double glazed windows to the front and side aspect, UPVC double glazed entrance door with clear glazed panels. Fitted shaker style base units with work surface over. UPVC double glazed front entrance door with obscured glazed panel and matching side panel.

Entrance Hall

Having stairs off to first floor landing, oak flooring, radiator, coving to ceiling.

Open Plan Lounge/Dining Room 12' 7" x 22' 6" (3.84m x 6.87m)

Lounge Area

Having a UPVC double glazed window to the front aspect overlooking the gardens and adjacent village Green. Coving to ceiling, continuous oak flooring through to the dining room. Fireplace, having a gas effect coal fire with slate half.

Defined dining area

Having a serving hatch through to kitchen and UPVC double glazed sliding patio doors through to the conservatory.

Conservatory 9' 11" x 8' 5" (3.02m x 2.56m)

Of UPVC construction with dwarf brick base having a polycarbonate roof with UPVC double glazed windows to the rear and side aspect, UPVC double glazed side entrance door leading to the rear gardens.

Kitchen 9' 11" x 9' 3" (3.02m x 2.81m)

Having a range of solid wood fronted wall mounted cupboard and base units with fitted worksurface over, incorporating a single drainer stainless steel sink unit with mixer tap over. Space for an electric slot in cooker with extractor fan over, plumbing for washing machine and dishwasher, splashback tiling, tiled floor, UPVC double glazed window and side entrance door. Serving

hatch through to dining room, pantry store with fitted shelving and UPVC double glazed window to side aspect.

First Floor Landing

Having UPVC double glazed window to the side aspect, coving to ceiling, access to loft space.

Bedroom One 10' 7" x 10' 3" (3.22m x 3.13m)

Having coving to ceiling, radiator, UPVC double glazed window to the front aspect having views over the adjacent village Green.

Bedroom Two 10' 8" x 9' 4" (3.25m x 2.84m plus doorway)

Having coving to ceiling, radiator, UPVC double glazed window to the rear aspect.

Bedroom Three 6' 11" x 8' 8" (2.11m x 2.63m)

Having a built-in single bed base with storage underneath, radiator, coving to ceiling. UPVC double glazed window to the front aspect overlooking the village Green.

Bathroom 5' 7" x 9' 11" (1.69m x 3.01m)

Having a white suite comprising of a panelled bath with over bath electric shower, WC and pedestal wash hand basin. UPVC double glazed obscured window to the rear aspect, laminate flooring, built in airing cupboard water tank with linen storage. Recessed LED lighting to ceiling, radiator.

Externally

Side driveway leading to the detached garage having a metal up and over door, side access door. Gated access to the rear patio and gardens. Timber summer house.

Note:

Council Tax Band: C

EPC Rating: TBC

Tenure: believed to be Freehold









FLOOR PLAN TO BE INSERTED HERE



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