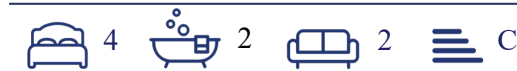




STEPHENSON BROWNE

## Crewe Road, Alsager

ST7 2JE



Offers Over £525,000

## DESCRIPTION

Crewe Road is a beautifully presented, incredibly spacious family home on a popular road within central Alsager, close to many local amenities the town has to offer, as well as the brilliant, well regarded primary and secondary schools. The property has been extended and updated recently to a high standard it's current owners to create a stunning open plan kitchen/living room to the rear.

A pleasant hall giving access to the integral garage, a snug lounge, very useful study and the incredible kitchen diner/living room. The fully fitted kitchen possesses a range of wall and base units with Quartz work surfaces and a range of integrated appliances. The living room to the rear benefits from bi-folds that open up to bring the outside in, perfect for those summer months. In addition, the ground floor is home to a handy WC. Upstairs, you will find four double bedrooms and a three piece bathroom suite. The principal bedroom with fitted wardrobes and its own en-suite.

The property hosts an appealing frontage with block paved driveway providing off road parking for several vehicles. The private rear garden is mainly laid to lawn with paved patio areas perfect for entertaining and outside dining. The integral single garage can also be accessed from the inside of the home and benefits from an electric roller door to the front.

To fully appreciate the properties convenient position, spacious accommodation and overall finish, call Stephenson Browne today to arrange your viewing!





# ROOM DESCRIPTIONS

## Entrance Hall

Composite entrance door with double glazed frosted inset. Single panel radiator. Stairs to the first floor. Understairs storage cupboard. Door into the garage.

## Downstairs WC

3'8" x 5'6"  
Two piece suite comprising a low level WC with push button flush and wall mounted wash hand basin with mixer tap. Double glazed frosted window to the side elevation.

## Snug Lounge

12'11" x 9'9"  
Double glazed bay window to the front elevation. Double panel radiator.

## Study

12'9" x 6'0"  
Double panel radiator. Double glazed frosted window to the side elevation.

## Kitchen Diner

23'5" x 15'5"  
Range of wall, base and drawer units with Quartz work surfaces over and island with breakfast bar. Integrated wine cooler, full height fridge, full height freezer and dishwasher. Space for range cooker with extractor canopy over. Double glazed frosted window to the side elevation. Double glazed door opening to the rear garden. Stainless steel 1.5 bowl sink unit drainer and Quooker tap. Inset spotlighting. Modern wall mounted radiator. Double panel radiator.

## Livi Room

15'4" x 12'0"  
Double glazed French doors and bifold doors opening to the rear garden. Four skylights. Double panel radiator.

## First Floor Landing

Two double glazed windows to the side elevation. Single panel radiator. Storage cupboard having shelving. Loft access point with ladder and part boarding.

## Principal Bedroom

11'0" x 13'8"  
Double glazed window to the rear elevation. Double panel radiator. Range of fitted wardrobes with hanging rail and shelving.

## En-Suite

10'4" x 4'5"  
Double glazed frosted window to the side elevation. Single panel radiator. Three piece suite comprising a low level WC, vanity wash hand basin with mixer tap and storage cupboard below, and a double shower cubicle with rainfall shower over.



### **Bedroom Two**

12'9" x 10'4"

Double glazed window to the front elevation. Single panel radiator.

### **Bedroom Three**

11'0" to robes x 10'3"

Double panel radiator. Double glazed window to the front elevation. Fitted wardrobes with mirrored sliding doors with hanging rails and shelving.

### **Bedroom Four**

10'1" x 10'1"

Double panel radiators. Double glazed window to the rear elevation.

### **Family Bathroom**

9'6" x 6'5"

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below and a panelled bath with mixer tap and rainfall shower over. Double glazed frosted window to the side elevation. Heated towel rail.

### **Integral Garage**

19'0" x 9'6"

Electric roller door to the front. Power and lighting. Space and plumbing for a washing machine. Space for a tumble dryer. Wall mounted gas central heating boiler.

### **Externally**

The property is approached by a block paved driveway providing ample off road parking for numerous vehicles leading to an internal garage. Paved pathway to the rear. The rear garden is mainly laid to lawn with a enclosed patio area providing ample space for garden furniture and outside entertaining. Border housing a variety of trees, shrubs and plants. Fenced boundaries.

### **Alsager AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### **Council Tax Band**

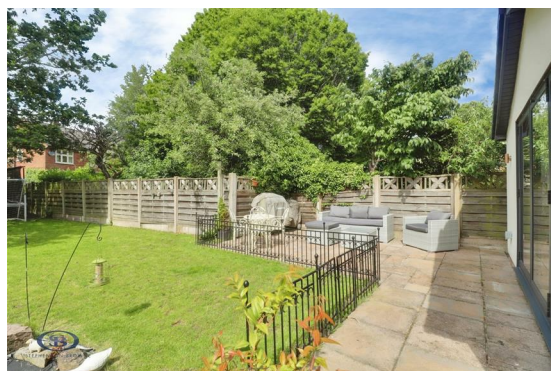
The council tax band for this property is E.

### **Freehold Tenure**

We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.



# Floorplans

Crewe Road



Total floor area: 178.1 sq.m. (1,917 sq.ft.)

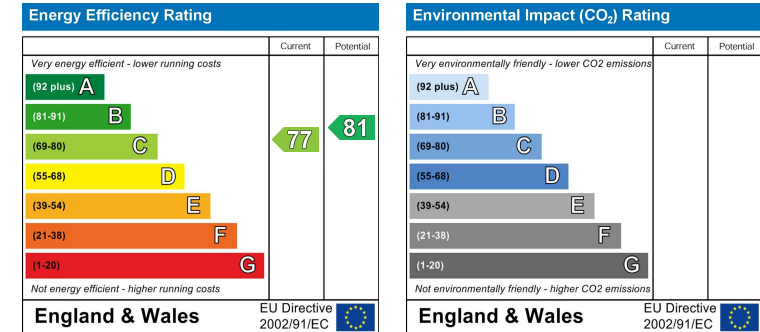
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



# Area Map



# EPC Rating



# Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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