



STEPHENSON BROWNE

Heathwood Drive, Alsager

ST7 2HW



£360,000

Description

An extended and recently improved, three bedroom link-detached true bungalow in a cul-de-sac position, close to Alsager town centre.

An entrance hallway leads to three spacious bedrooms, an en-suite shower room, family bathroom, kitchen and lounge/diner. A modern and stylish kitchen also features integral access into the garage, with the lounge diner spanning the width of the property, which is a superb size and much larger than you may expect. The rear garden can be accessed through the patio doors and there is a conservatory.

Off road parking is provided via a tarmac driveway and integral single garage which is accessed via an electric roller door. The front garden features gravelled areas with mature border shrubs, whilst the low maintenance rear garden features shale and patio areas and enjoys an excellent degree of privacy.

Heathwood Drive is a popular cul-de-sac just off Hassall Road in Alsager, providing easy access to the wealth of amenities within Alsager itself, whilst commuting links such as the M6, A500 and A34 are also within easy reach. Leisure facilities such as Alsager Leisure Centre and Alsager Sports hub are also nearby.

An excellent and sizeable bungalow which is not to be missed! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Entrance Hall

UPVc panelled door having glazed frosted insets. Doors to all rooms. Storage cupboard. Loft access point. Single panel radiator.

Lounge Diner

19'10" x 13'9"

Double glazed sliding patio doors opening to the rear garden. Two single panel radiators. Sliding patio doors opening into:-

Conservatory

8'4" x 9'6"

Double glazed windows to the side and rear elevations. Double glazed door opening to the rear garden.

Kitchen

13'6" max x 14'4" max

Range of wall, base and drawer units with work surfaces over incorporating a stainless steel 1.5 bowl sink unit with mixer tap. Integrated induction hob with extractor over, microwave, oven, dishwasher and washing machine. Double glazed window to the front elevation. Door into the garage.

Principal Bedroom

11'0" x 8'7"

Single panel radiator. Double glazed window to the front elevation. Storage cupboard having hanging rail and shelving. Sliding door into:-

En-Suite

Also accessed from the hallway. 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 corner shower cubicle with rainfall shower over.

Bedroom Two

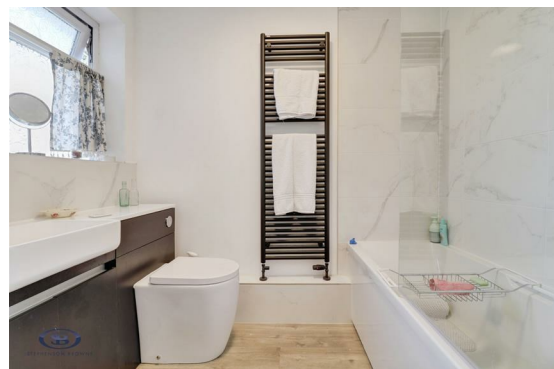
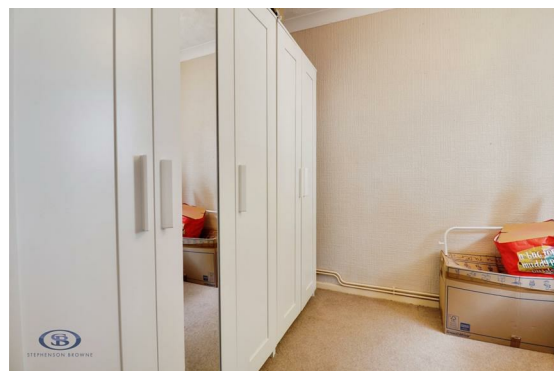
14'5" x 9'0"

Single panel radiator. Double glazed sliding patio door into the conservatory.

Bedroom Three

7'0" x 8'7"

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



Family Bathroom

5'5" x 7'5"

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 rainfall shower over. Heated towel rail. Double glazed frosted window to the front elevation.

Integral Garage

19'3" x 8'0"

Electric roller door to the front. Double glazed window to the rear. UPVc panelled door having double glazed frosted inset opening to the rear garden.

Externally

The front garden is mainly laid to shale with mature trees, shrubs and plants. A tarmac driveway leads to an integral single garage. The rear garden is low maintenance with paved patio and shale areas, with 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 D.

Freehold Tenure

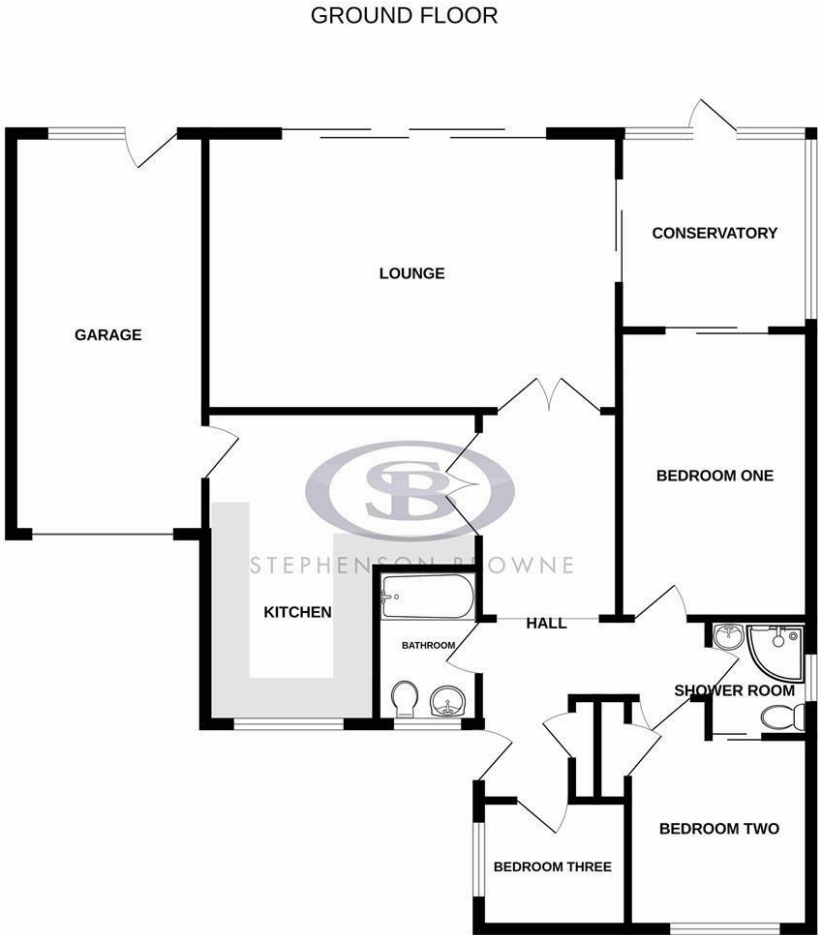
We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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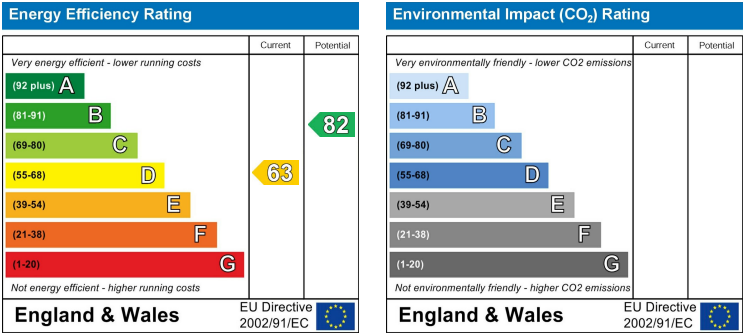
Floorplans



Area Map



EPC Rating



Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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