STEPHENSON BROWNE

Sandbach Road North, Alsager

ST7 2AQ

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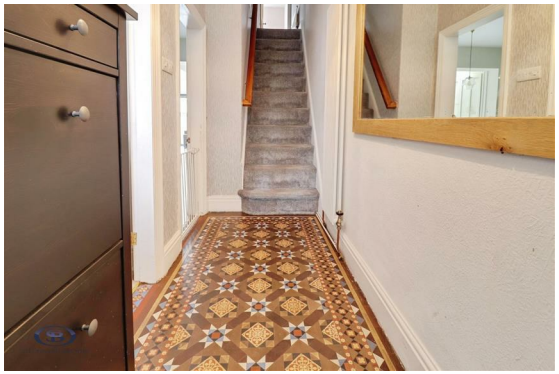
Guide Price £380,000

DESCRIPTION

PERIOD HOME, CENTRAL LOCATION & MODERNISED! Stephenson Browne are proud to market this superb semi-detached family home, located just a minute's walk away from Alsager Town Centre and it's wide variety of amenities. The property has been modernised throughout and maintained to a high standard by the current owners whilst still keeping some fabulous original features and charm that you would hope to come with a property of its age.

In brief the property comprises:- A welcoming hallway with well kept, original tiled MINTON flooring, a generous lounge with contemporary feature fireplace and bay window comprising of original sash windows with decorative cross hatch design and a stunning open plan kitchen diner, having a range of units with marble effect working surfaces over, a one and half sink with drainer, washing machine and a five point range style cooker. Benefitting from Velux windows, UPVC French doors opening onto the rear garden and having ample space for a dining/family area, this room really is the heart of the home, making it the ideal family accommodation as well as a great entertaining space.
To the first floor, you will find the landing with inbuilt airing cupboard and doors to all upstairs rooms, including the family shower room, fitted in recent years, comprising of a three piece suite with shower cubicle. You will also find a two generous double bedrooms and two single bedrooms, with one providing loft access via hatch.

Externally, the property enjoys a block paved/tarmac driveway, large enough to fit two cars, and an established rear garden, having a flagged patio, offering great space for a seating area and a laid to lawn.



Contact Stephenson Browne today to book your all important viewing of this fantastic family home!

ROOM DESCRIPTIONS

Entrance Hall
With original Minton tiled flooring, radiator, stairs to first floor and door to:-

Lounge
11'11" x 14'6" (max)
Having a feature fireplace with beige marble effect hearth and mantle, with black iron surround and grate, fitted carpets, coving, single pendant light fitting, ample sockets, radiator and bay window comprising of original sash windows with decorative cross hatch design.

Kitchen
13'1" x 12'6"
Comprising of a range of contemporary drawer and base units having marble effect working surfaces over and matching island unit with breakfast bar, and incorporating a one and a half sink with drainer and mixer tap, integrated washing machine and five-point range cooker with extractor above, integrated within shelving unit with mirrored splash back. With wood effect flooring, space and plumbing for a washing machine, ample sockets, spotlighting, two low hanging pendant light fittings, TV point and original sash window with decorative cross hatch design. Open plan into...

Dining Room
16'4" x 15'0"-
With a continuation of wood effect flooring throughout, double glazed UPVC French doors opening onto the rear garden, UPVC double glazed floor length window to rear elevation, four Velux windows, ample sockets, spotlighting, three up and down wall lighters, strip lighting, TV point, two radiators and door providing access to the cellar.

First Floor Landing
With fitted carpet, wood bannister with spindles, ample sockets, radiator, single pendant light fitting, doors to all first floor rooms including inbuilt airing cupboard and...

Principal Bedroom
12'5" x 10'5"
Having the original sash window with decorative cross hatch design to rear elevation, radiator, fitted carpet, ample sockets, low level wall air vent and single pendant light fitting.

Bedroom Two
11'0" x 9'7"
With single pendant light fitting, fitted carpet, radiator, ample sockets and original sash windows with decorative cross hatch design.

Bedroom Three
9'3" x 7'2"
Having loft access via hatch, ample sockets, single pendant light fitting, original sash window with decorative cross hatch design and radiator.

Bedroom Four
8'2" x 6'8"
With fitted carpet, radiator, original sash window with decorative cross hatch design, pendant light fitting and ample sockets.

Shower Room
7'3" x 5'10"
Comprising of a three piece suite including low level WC, pedestal hand basin with mixer tap and shower cubicle with shower over. With wood effect flooring, original part frosted sash window to side elevation, heated towel.

Cellar
11'11" x 11'8"
A good sized cellar having fitted shelving, lighting and access to the fuse box.

Externally
Having a block paved/tarmaz driveway to the front of the property with double gates and flagged patio at the side leading to the rear garden.

The rear comprises of a flagged patio with slate chipping border area, wooden panelling and steps down leading to the laid to lawn, with part brick wall, part established bush/shrubs boundary.

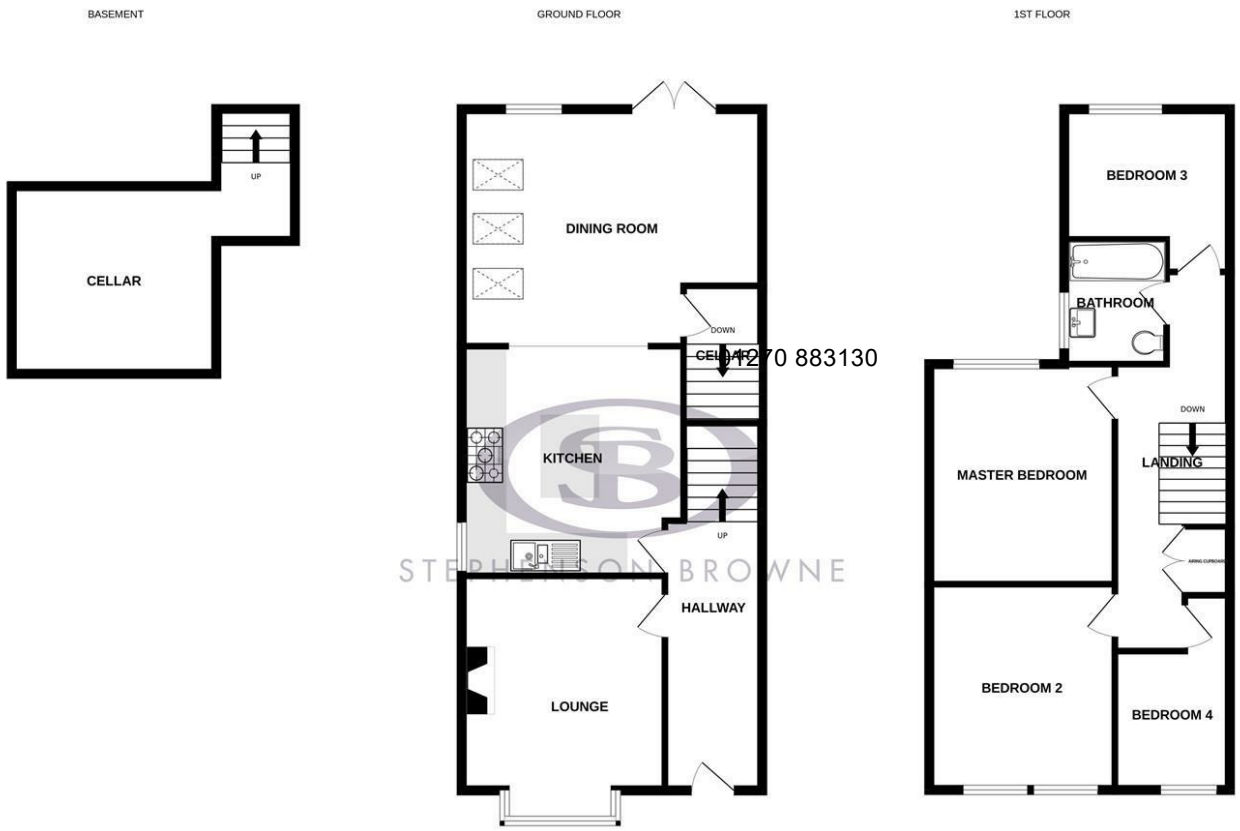
Alsager AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual 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
The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

Floorplans



01270 883130
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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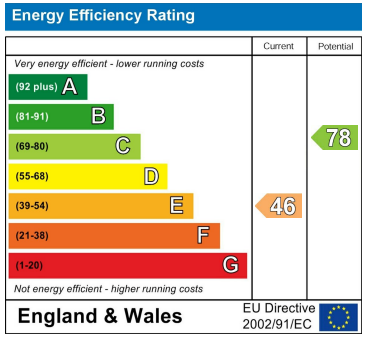
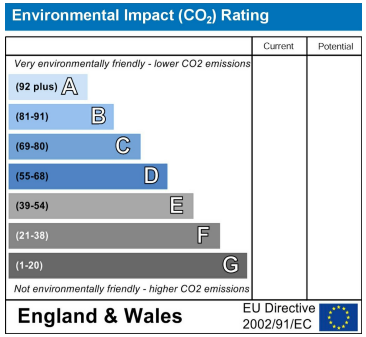
Area Map

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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