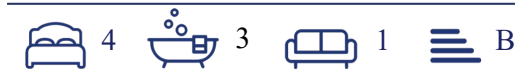




STEPHENSON BROWNE

## Arthur Maddock Road, Alsager

ST7 2ZT



Offers Over £340,000

## DESCRIPTION

A FOUR DOUBLE BEDROOM detached family home with accommodation over three floors, benefiting from three bathrooms and occupying a prime position within a popular development with greenery to the front aspect!

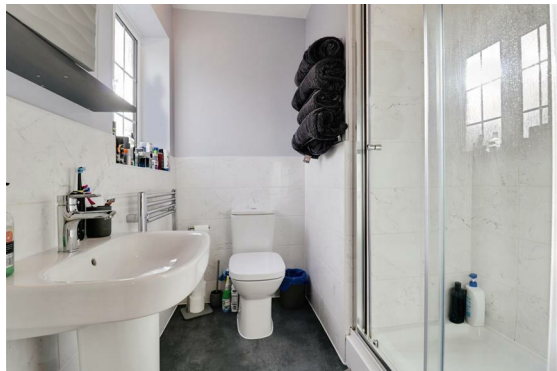
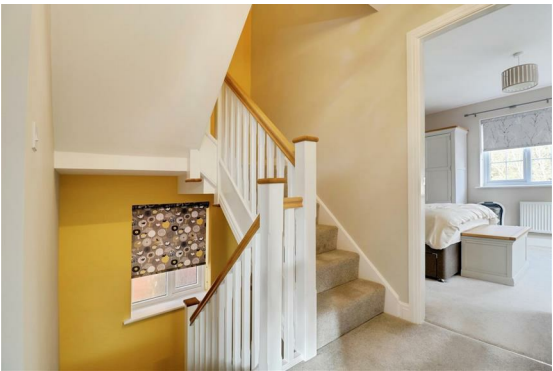
A fantastic opportunity to purchase a spacious family home which is immaculately presented throughout. An entrance hallway leads to the well-proportioned lounge and kitchen/diner, which features a host of integrated appliances, with a downstairs W/C completing the ground floor. To the first floor is the principal bedroom, which benefits from an en-suite shower room, alongside a four-piece family bathroom (with a bath and separate shower), and the fourth bedroom. To the second floor are bedrooms two and three, with a further shower room.

Occupying a corner plot with an outlook onto greenery and a walkway, the property has been improved with a lawned and slate frontage with mature shrubs, whilst the rear garden includes patio and lawned areas. A tarmac driveway provides off-road parking, with a detached brick-built single garage providing further parking/storage.

Lawton Green is a sought-after development close to Alsager town centre, which benefits from excellent links to commuting routes such as the A34, A500 and M6. Several schools are nearby, including Church Lawton School, Alsager Highfields Foundation Primary School and Alsager School, whilst leisure facilities such as Alsager Golf & Country Club are also within easy reach.

A beautiful and modern family home offering fantastic living space! Please contact Stephenson Browne to arrange your viewing.





# ROOM DESCRIPTIONS

## Entrance Hall

Composite front door, fitted carpet, radiator, ceiling light point.

## Downstairs W/C

Vinyl flooring, ceiling light point, radiator, W/C, wash basin.

## Lounge

16'5" x 10'11"

Fitted carpet, two UPVC double glazed windows, two ceiling light points, two radiators.

## Kitchen/Diner

16'5" x 9'1"

Minimum measurements - Vinyl flooring, UPVC double glazed window and French doors, downlights and ceiling light point, radiator, under stairs storage cupboard, one and half bowl sink with drainer, integrated oven, five-ring hobs, cooker hood, fridge/freezer, dishwasher, space and plumbing for a washing machine.

## First Floor Landing

Fitted carpet, UPVC double glazed window, ceiling light point, airing cupboard.

## Bedroom One

16'6" x 11'3"

Maximum measurements - Fitted carpet, two UPVC double glazed window, ceiling light point, two radiators.

## En-Suite Shower Room

6'1" x 6'0"

Vinyl flooring, UPVC double glazed window, ceiling light point, chrome towel radiator, part tiled walls, W/C, pedestal wash basin, shower cubicle.

## Bedroom Four

10'9" x 9'1"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

## Bathroom

11'11" x 5'6"

Vinyl flooring, UPVC double glazed window, ceiling light point, chrome towel radiator, part tiled walls, W/C, pedestal wash basin, bath, separate shower cubicle.

## Second Floor Landing

Fitted carpet, ceiling light point, radiator, loft access.

## Bedroom Two

12'8" x 11'3"

Minimum measurements - Fitted carpet, UPVC double glazed window and skylight window, two radiators, ceiling light point.



### **Bedroom Three**

12'8" x 9'2"

Minimum measurements - Fitted carpet, UPVC double glazed window and skylight window, ceiling light point, two radiators.

### **Shower Room**

7'7" x 4'9"

Vinyl flooring, skylight window, ceiling light point, chrome towel radiator, part tiled walls, W/C, pedestal wash basin, shower cubicle.

### **Outside**

The property features a lawned and slate frontage with mature shrubs, with a tarmac driveway providing off-road parking. The rear garden features lawned and patio areas, with gated access to the front and side.

### **Detached Garage**

A detached brick-built single garage, with an up and over garage door.

### **Council Tax Band**

The council tax band for this property is E.

### **Freehold Tenure & Charges**

Whilst we have been advised by our sellers that the property is freehold and an estate charge is payable to cover maintenance for the development of £75 per annum. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

### **NB: Copyright**

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### **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.



# Floorplans

7 Arthur Maddock Road, Alsager, ST7 2ZT



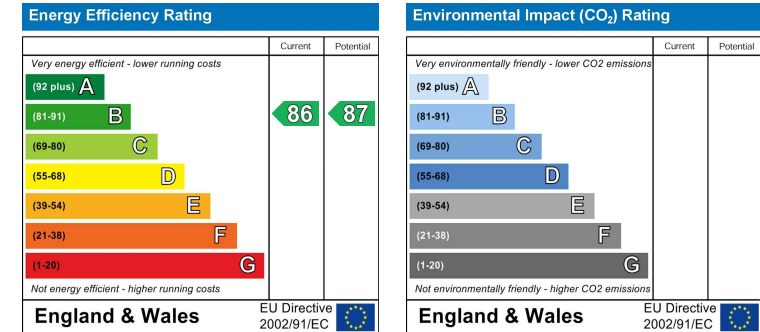
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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.

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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