



**114 Apedale Road**

ST7 8PH

**Offers Over £425,000**



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2



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B



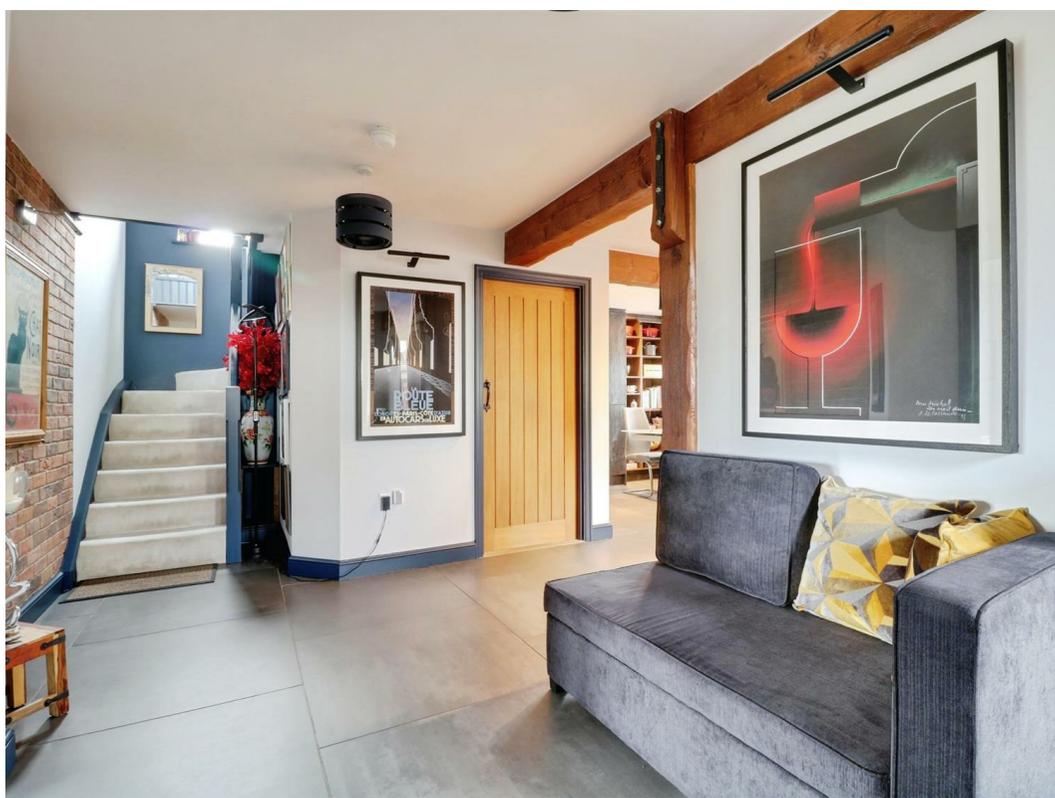
STEPHENSON BROWNE

BEAUTIFULLY PRESENTED - STUNNING VIEWS TO THE REAR - UNDERFLOOR HEATING TO THE GROUND FLOOR - Situated on Apedale Road, this individual three bedroom detached family home boasts stunning open views to the rear and has been designed and refitted with a contemporary kitchen amongst other improvements. The property has a high quality finish throughout, offering an incredibly spacious and versatile living accommodation together with beautiful gardens and ample off road parking. An EPC rating of B has been granted for the property, a credit to the properties energy efficiency!

The property in brief the property comprises: Entrance hall giving access to all ground floor rooms, the lounge is located to the rear with glass doors leading to the patio area, to the front is the open plan kitchen diner with breakfast bar, separate utility and WC. To the first floor the principal bedroom suite is to the rear with open countryside views, en-suite shower room and built in wardrobe, there are two further double bedrooms both with built in wardrobes, and family bathroom with four piece suite.

There is extensive driveway parking available to the front, to the rear is a decked patio area and lawned garden.

Situated within with the semi-rural location or Wood Lane, the property is ideally placed for a number of walks within the surrounding countryside, whilst remaining a very convenient position close to several commuting links such as the A500, M6 and A34. There is a local bus service to Stoke-on-Trent and the surrounding areas, as well as a post office and licensed cricket club. There are a number of primary schools located in the area as well as a 'good' rated high school. The wealth of amenities within Alsager and Newcastle-under-Lyme are within easy reach, with several shops, pubs and restaurants also available within Audley and Bignall End.



### Entrance Hall

13'11" x 7'8"

Front door and windows, tiled flooring, two ceiling light points, under floor heating.

### Lounge

18'4" x 13'10"

Maximum measurements - tiled flooring, underfloor heating, UPVC double glazed window and French doors leading to the rear garden, three wall light points, feature exposed brick fireplace surround with exposed timber beams.

### Kitchen/Diner

20'0" x 11'7"

Tiled flooring, underfloor heating, three UPVC double glazed windows, downlights, induction hob, one and a half bowl sink with drainer, dishwasher, double oven, two fridge/freezers, breakfast bar.

### Utility Room

8'7" x 4'6"

Minimum measurements - Tiled flooring, UPVC double glazed window, ceiling light point, sink with drainer, two storage cupboards, work surface, space and plumbing for appliances. Extractor fan.

### Downstairs W/C

UPVC double glazed window, downlight, W/C, wash basin, chrome towel radiator.

### Landing

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, loft access, airing cupboard housing the wall mounted gas central heating boiler.

### Bedroom One

16'4" x 12'4"

Minimum measurements to fitted wardrobes - Fitted carpet, two UPVC double glazed windows, two ceiling light points, radiator, two fitted wardrobes (one being full length along one wall).

### En-Suite

11'10" x 4'6"

Laminate flooring, UPVC double glazed window, downlights, chrome towel radiator, W/C, wash basin, shower cubicle.

### Bedroom Two

13'5" x 8'8"

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



### **Bedroom Three**

13'7" x 9'4"

Maximum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobe.

### **Bathroom**

11'11" x 5'7"

Laminate flooring, UPVC double glazed window, downlights, extractor fan, part tiled walls, chrome towel radiator, W/C, wash basin, bath, shower cubicle.

### **Outside**

To the front of the property is a full-width resin driveway, providing off-road parking for multiple vehicles, whilst the rear garden features decked areas, with an artificial lawn and a Pergola, with views over countryside to the rear.

### **Council Tax Band**

The council tax band for this property is D.

### **NB: 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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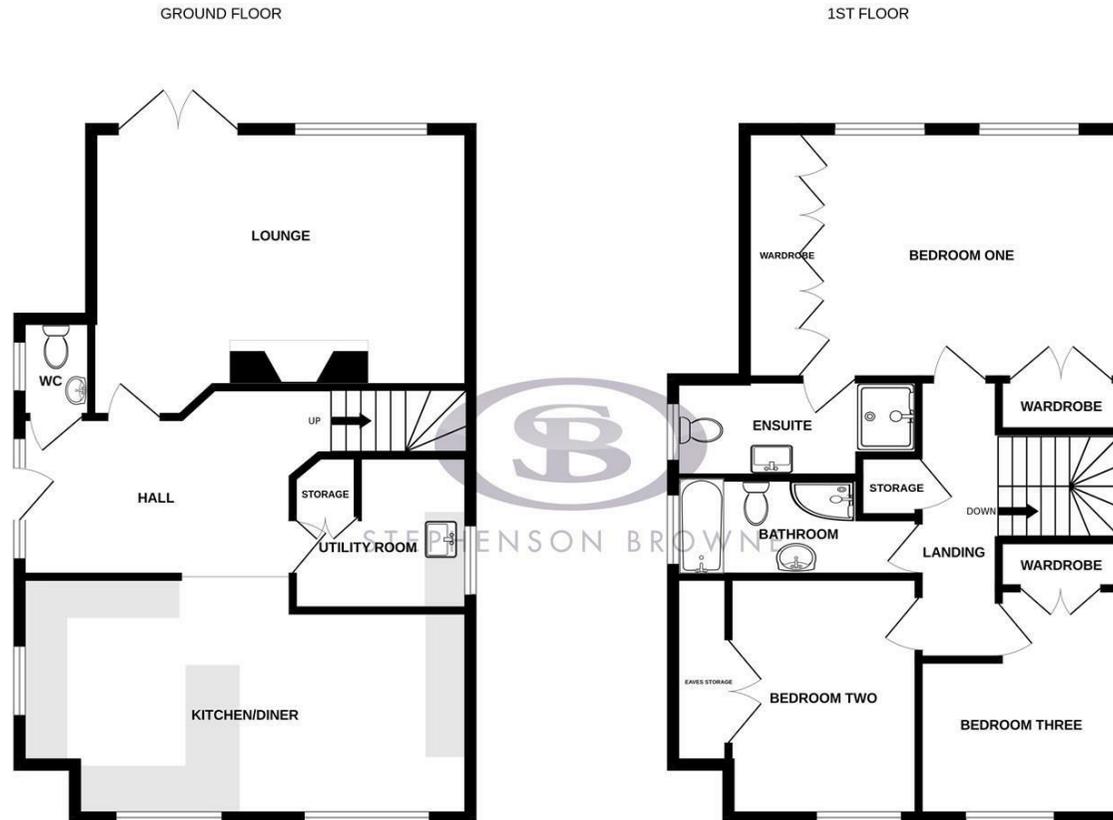
### **Alsager AML Disclosure**

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.





## Floor Plan



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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