



**127 Crewe Road**

ST7 2JE

**Offers In Excess Of £235,000**



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STEPHENSON BROWNE

A stunning two bedroom semi-detached house with a double-width driveway, private rear garden and a very useful loft room, which could become a spacious third bedroom subject to planning permission and building regulations!

A beautifully presented home which would make an ideal first time buy, which has been renovated throughout to an exceptional standard and a real credit to the current owners.

An entrance hallway leads to a spacious dining room, with a further lounge and a gorgeous kitchen, alongside the family bathroom which completes the ground floor. To the first floor are two double bedrooms, with a staircase accessing the very useful loft room, which could become a third bedroom if converted with planning permission and building regulations. There is also a cellar which is an excellent storage space.

Off-road parking for two vehicles is provided via a gravelled driveway to the front of the property, whilst the delightful rear garden features patio, lawned and decked areas - fully enclosed and offering an excellent degree of privacy, this garden is ideal for families with children and/or pets who wish to enjoy the best of the summer sun!

Situated on Crewe Road, the property is perfectly placed for the wealth of amenities within Alsager, whilst commuting routes such as the M6, A500 and A34 are all within easy reach. Schools such as Alsager School and Cranberry Academy are nearby, as well as leisure facilities such as Alsager Leisure Centre and Alsager Sports Hub.

A fantastic opportunity which is not to be missed! Please contact Stephenson Browne to arrange your viewing.

#### Entrance Hall

Composite front door, downlights, storage cupboard, Karndean herringbone flooring.

#### Dining Room

12'0" x 11'10" (3.663 x 3.619)

UPVC double glazed window, Karndean herringbone flooring, ceiling light point, radiator, open fireplace, access to the cellar.

#### Lounge

11'11" x 11'11" (3.650 x 3.650)

Karndean herringbone flooring, two UPVC double glazed windows, ceiling light point, radiator, feature fireplace.

#### Kitchen

11'2" x 7'0" (3.418 x 2.141)

Karndean herringbone flooring, UPVC double glazed window, downlights, tall radiator, one and a half bowl porcelain sink with drainer, tiled splashback, integrated hobs and double oven, space and plumbing for appliances.

#### Bathroom

7'5" x 6'10" (2.279 x 2.096)

Tiled flooring, tiled walls, UPVC double glazed window, downlights, towel radiator, W/C, wash basin with vanity unit, bath with overhead shower.

#### Landing

Fitted carpet, ceiling light point.

#### Bedroom One

12'0" x 11'11" (3.680 x 3.635)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, feature fireplace, picture rail, panelled wall.





#### **Bedroom Two**

12'0" x 11'11" (3.668 x 3.645)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, feature fireplace, door accessing stairs to loft room.

#### **Loft Room**

12'9" x 12'9" (3.90 x 3.90)

A useful loft room which could be fully converted to a third bedroom, subject to planning permission and building regulations.

#### **Outside**

To the front of the property is a double-width gravelled driveway, whilst the rear garden features patio, decked and lawned areas, offering an excellent degree of privacy.

#### **Council Tax Band**

The council tax band for this property is A.

#### **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**

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

#### **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.



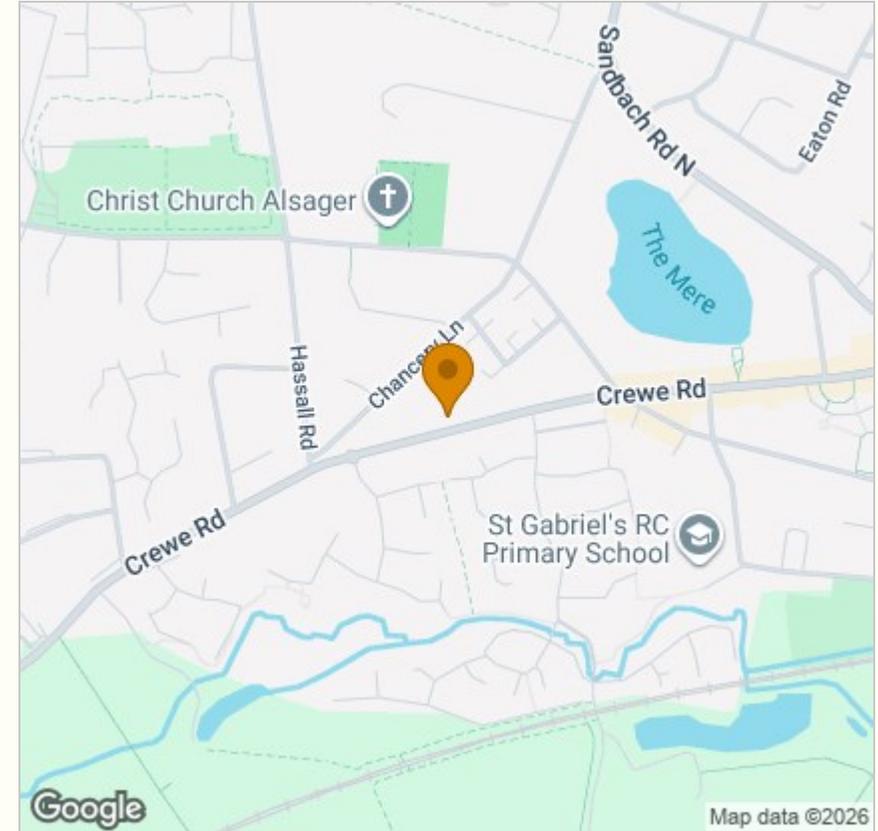
## Floor Plan



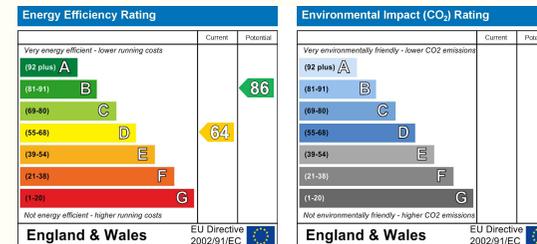
## Viewing

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

## Area Map



## Energy Efficiency Graph



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