

STEPHENSON BROWNE

Spring Close, Rode Heath

ST7 3TQ

3 1 3

£245,000

Description

A three bedroom semi-detached family home in a cul-de-sac position within Rode Heath, offered for sale with no onward chain!

Occupying a prime position on the outskirts of Rode Heath and backing onto farmland, this well-proportioned property would be an ideal first time buy or family home!

An entrance hallway leads to a downstairs W/C, the spacious lounge and the kitchen, with a separate dining room and a conservatory completing the ground floor. Upstairs, there are three bedrooms and the family bathroom. Ample off-road parking is provided via a full-width driveway, whilst the rear garden features a lawned, patio and artificial lawned areas, creating an idyllic and private spot to relax and enjoy the best of the weather!

Situated in a cul-de-sac position within the highly desirable village of Rode Heath, the property is perfectly placed for a number of nearby canal-side walks, a wealth of local amenities, several pubs and schools, with Rode Heath Primary School being only a short distance away! A number of commuting links are also nearby including the M6, A500 and A34.

A fantastic family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.













Room Descriptions

Entrance Hall
Laminate flooring, UPVC double glazed window and front door, ceiling light point, radiator, under stairs storage cupboard.

Downstairs W/C
6'2" x 2'7"
Tiled flooring, UPVC double glazed window, ceiling light point, radiator, W/C, wash basin.

Lounge
15'4" x 10'11"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, electric fire, double doors into;

Dining Room
10'10" x 8'2"
Fitted carpet, ceiling light point, radiator, UPVC double glazed patio door leading into;

Conservatory
9'9" x 7'7"
Semi circle shape, fitted carpet, UPVC double glazed windows and rear door, ceiling light point.

Kitchen
11'4" x 9'3"
Tiled flooring, UPVC double glazed window and rear door, ceiling light point, radiator, tiled splashback, sink with drainer, wall and base units, integrated oven, hobs and cooker hood, space and plumbing for appliances.

Landing
Fitted carpet, ceiling light point, loft access.

Bedroom One
10'11" x 10'4"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator. views onto farmland to the rear.

Bedroom Two
10'11" x 8'6"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Three
9'3" x 7'3"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, storage cupboard, views onto farmland to the rear.













Bathroom
8'7" x 5'10"
Maximum measurements; Tiled flooring, tiled walls, chrome towel radiator, UPVC double glazed window, ceiling light point, W/C, wash basin with vanity unit, bath with mains shower.

Outside
To the front of the property is a full-width tarmacadam driveway with a brick-paved border, whilst the rear garden features a lawn, an artificial lawn and a patio area, with views onto the farmland to the rear.

Detached Garage
A brick-built detached single garage with an Up and Over garage door, UPVC double glazed window and side door, power and lighting.

Council Tax Band
The council tax band for this property is C.

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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Alsager AML Disclosure
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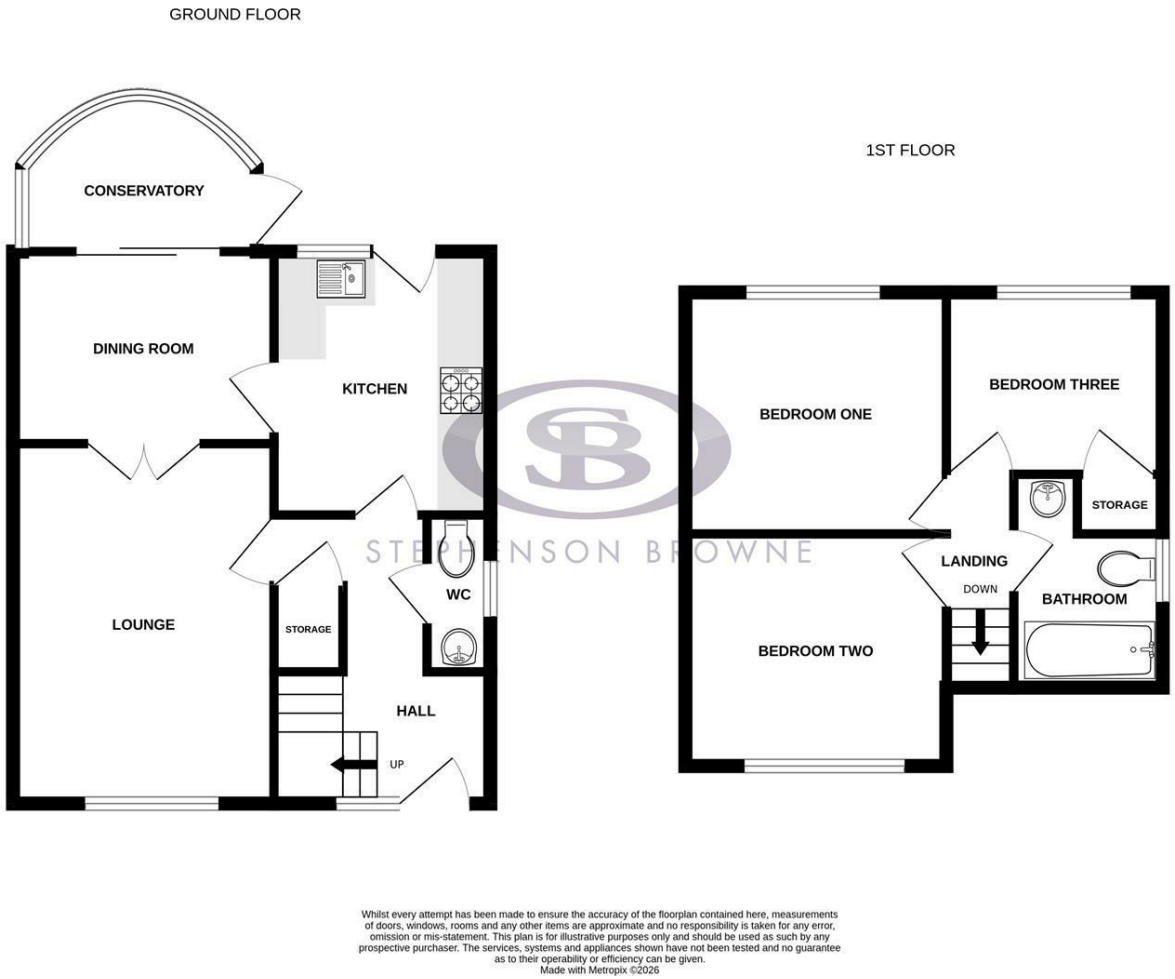








Floorplans

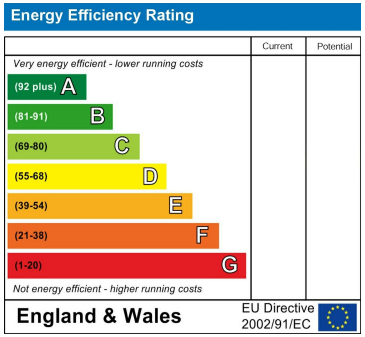


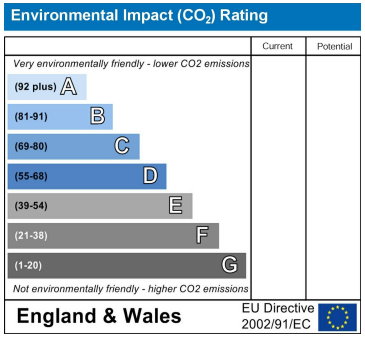
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 at the bottom of this page if you are interested in booking a viewing or require further information.

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T: 01270 883130 E: alsager@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk