STEPHENSON BROWNE

Hellyar-Brook Road, Alsager

ST7 2YL

4 2 2 C

Offers Over £375,000

DESCRIPTION

A spacious four-bedroom detached family home with a Conservatory to the rear, occupying a prime position close to Alsager town centre!

A well-presented detached home which would be ideal for growing families, this well-proportioned property also includes ample off-road parking courtesy of a full-width driveway to the front and an integral garage.

An entrance hallway leads to the lounge/diner, which in turn accesses the conservatory (benefitting from a solid roof) and the kitchen, with an inner hall leading to the downstairs W/C and providing access to the garage. Upstairs, there are four bedrooms (all featuring fitted/built-in wardrobes) and the family bathroom, whilst the principle bedroom also includes an en-suite shower room.

A full-width tarmacadam driveway provides parking for multiple vehicles, whilst to the rear of the property is a delightful garden which features patio and lawned areas, with border shrubs and a very useful summerhouse/storage shed.

Hellyar-Brook Road is just off Dunnocksfold Road, with excellent access to commuting links such as the M6, A500 and A34, with Alsager train station also within easy reach. Several schools are nearby, including Alsager School and Cranberry Academy. Leisure facilities at Alsager Sports Hub and Alsager Leisure Centre are both within walking distance.

A spacious family home in an excellent location! Please contact Stephenson Browne to arrange your viewing.

TEA
SUGAR
COFFEE
STEPHENSON BROWNE

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ROOM DESCRIPTIONS

Entrance Hall
Fitted carpet, composite front door, ceiling light point, radiator.

Lounge
17'10" x 11'8"
Maximum measurement - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, feature fireplace, opening into;

Dining Room
8'6" x 8'5"
Fitted carpet, UPVC double glazed sliding door into the Conservatory, ceiling light point, radiator.

Conservatory
14'6" x 9'3"
Tiled flooring, UPVC double glazed windows and French doors leading to the rear garden, solid roof, three wall light points.

Kitchen
15'0" x 8'5"
Maximum measurements - tiled flooring, UPVC double glazed window and rear door, downlights, towel radiator, one and a half bowl sink with drainer, tiled splashback, wall and base units, space and plumbing for appliances.

Inner Hall
Tiled flooring, ceiling light point, under stairs storage cupboard, integral garage access.

Downstairs W/C
4'6" x 4'2"
Tiled flooring, UPVC double glazed window, ceiling light point, radiator, W/C, wash basin, tiled splashback.

Landing
Fitted carpet, ceiling light point, loft access, storage cupboard.

Bedroom One
11'9" x 11'8"
Maximum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

En-Suite Shower Room
6'2" x 4'9"
Tiled flooring, UPVC double glazed window, downlights, chrome towel radiator, tiled walls, W/C, wash basin with vanity unit, shower cubicle.

Bedroom Two
13'3" x 8'5"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, built-in wardrobes, storage cupboard.

Bedroom Three
11'7" x 8'3"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, built-in wadrobes.

Bedroom Four
10'10" x 8'6"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, built-in wardrobes.

Bathroom
8'6" x 6'3"
Maximum measurements - Tiled flooring, UPVC double glazed window, tiled walls, downlights, chrome towel radiator, W/C, wash basin, bath and overhead shower.

Outside
To the front of the property is a full-width tarmacadam driveway, providing ample off-road parking for multiple vehicles, whilst the rear garden features patio and lawned areas with borders and a useful summerhouse.

Garage
An integral single garage with power and lighting.

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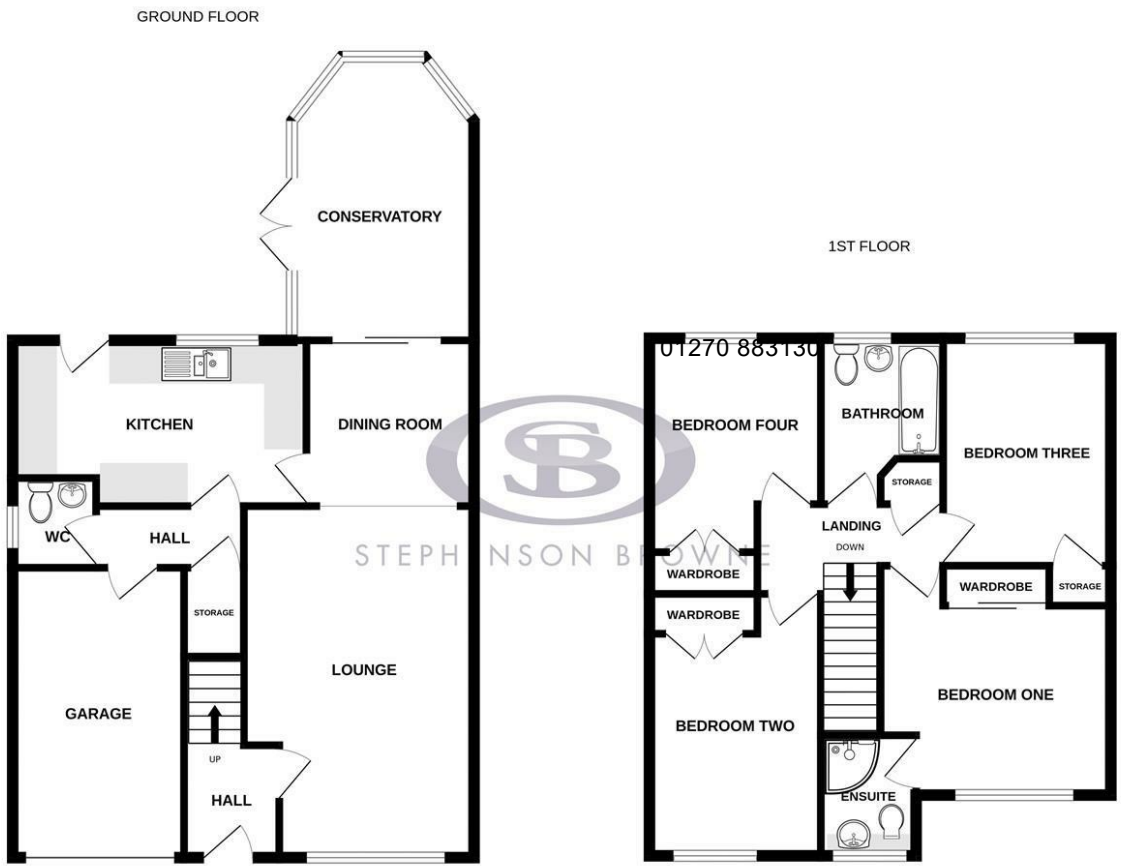
Alsager AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual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



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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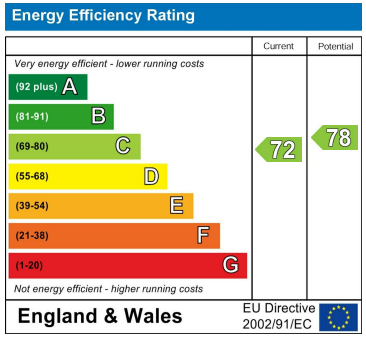
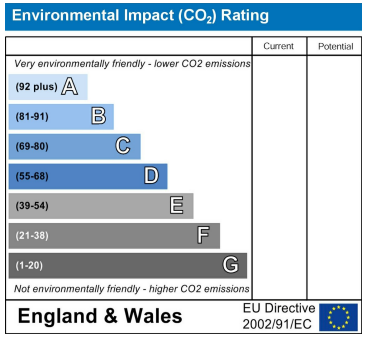
Area Map

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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