



5 The Cottages Chells Hill
ST7 3FB
£330,000



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STEPHENSON BROWNE

FIELD VIEWS - Stephenson Browne are delighted to bring to market this incredible, spacious THREE DOUBLE BEDROOM SEMI DETACHED home boasting a range of traditional features throughout and enjoying field views to the rear. The Cottages, Chells Hill is located in Church Lawton allowing you to enjoy a semi-rural position whilst still being just a short distance from Alsager town and its many amenities.

In brief, the internal accommodation comprises of a flexible layout, with two reception rooms both of which host their own impressive features - On entry you are welcomed into the sitting room, which is home to a stunning feature log burner with exposed brick surround, and leads you into the lounge, also having a log burner as well as a stained glass window. To the rear of the property, you will find a Farmhouse style, fully fitted kitchen comprising of a range of wall, base and drawer units and with plenty of space for all necessary appliances and a dining table, with characterful wooden beaming above. The room is brightened by Velux windows and gives access to the rear porch, as well as the modern family bathroom.

To the first floor, there are three generous double bedrooms, two benefitting from fitted wardrobes, and the principle having an ensuite shower room.

Externally, The Cottages hosts a substantial driveway to fit approximately three cars, in addition to the detached garage providing you with an extra space, or handy storage. The rear garden boasts a patio ideal for seating, along with a sizeable lawn and picket fence allowing full exposure of the field views behind.

To appreciate the property's true internal size, external plot and fantastic views, call Stephenson Browne today!!



Sitting Room

12'0" x 9'11"

A good size reception room, having a feature log burner with exposed brick surround and wood beam mantle, coving to the ceiling, picture rail, ceiling rose and pendant light fitting. With wood effect flooring, radiator, ample sockets, UPVC double glazed window to front elevation, UPVC door with stained glass inserts incorporating a rose design, door to the stairs and door taking you into...

Lounge

15'0" x 11'10"

Another generous reception room also boasting a feature log burner, having a continuation of wood effect flooring, double glazed arched window to side elevation incorporating rose design, radiator, ample sockets, ceiling rose with single pendant light fitting, wall mounted light fitting and opening with wood beam surround leading to...

Kitchen Diner

A brilliant space comprising of a range of wall, base and drawer units with wood effect working surfaces over, tiled splash back and having an integrated Farmhouse sink, range style cooker and space for all other necessary appliances including fridge freezer, washing machine and dishwasher. With double glazed windows to front, rear and side, two Velux windows, tile flooring, ample sockets throughout, ceiling light fittings, radiator, wood effect beams to the ceiling and door to...

Hall

With a continuation of tiled flooring, door opening to the garden, ample sockets and door accessing...

Bathroom

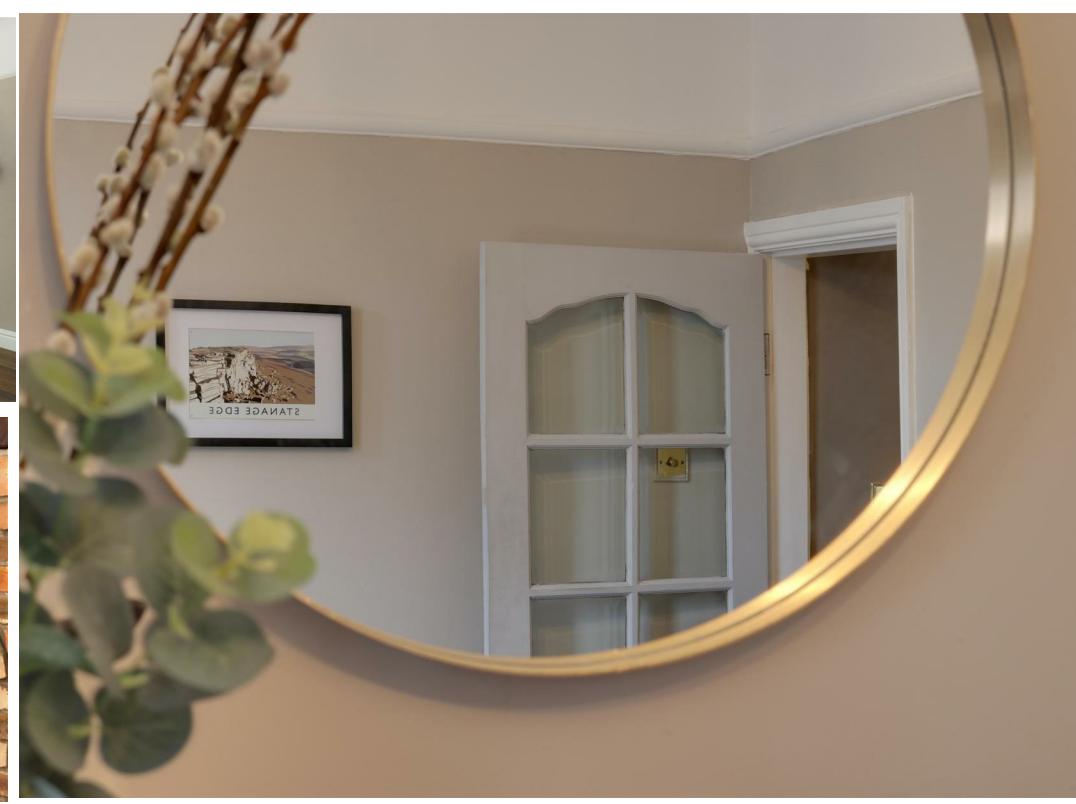
A beautifully modern bathroom comprising of a low level WC, hand basin incorporated within fitted storage unit, P-Shaped bath with over the bath shower, separate hand held shower and glass shower screen. With tiled flooring, tiled walls, double glazed frosted window to side elevation, Velux window, spot lighting and heated towel radiator.

Rear Porch

With internal access via a stable style door in the dining area, having tiled flooring, windows to each elevation and wall mounted light fittings.

Landing

Having a radiator, fitted carpet, single pendant light fitting and doors to all bedrooms, including...



Bedroom One

11'9" x 8'8"

Having double doors to a fitted wardrobe with internal lighting, fitted carpet, single pendant light fitting, wall mounted light fitting, ample sockets, UPVC double glazed window to side elevation, loft access via hatch and entry to it's own...

Ensuite

Spacious in size, comprising of a low level WC, pedestal hand basin and walk in shower with waterfall shower head and glass sliding door. With paneling to the walls, tile effect flooring, two UPVC double glazed obscure glass windows to rear and side elevations, single pendant light fitting and chrome heated towel rail.

Bedroom Two

12'0" x 9'10"

Presenting wood paneling to the walls, picture rail, ceiling light fitting, fitted carpet, radiator, UPVC double glazed window to front elevation and ample sockets.

Bedroom Three

12'0" x 8'0"

Enjoying a range of fitted wardrobes to one wall, fitted carpet, UPVC double glazed window to rear overlooking the field views, ample sockets and single pendant light fitting.

External

To the front is a substantial part paved, part gravel driveway suitable for approximately three cars, having a fence boundary and access to the rear via a wooden gate.

The rear hosts a decorative patio ideal for seating, and a generous laid to lawn with pathway leading to a slightly raised gravel area housing shrubbery. The garden presents hedgerow boundaries to both sides and at the rear is a picket fence allowing views to the fields behind.

Garage

With up and over garage door, windows to side and rear and a separate entry door at the side.

Council Tax Band

The council tax band for this property is B

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.

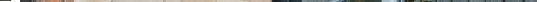
N.B

Please note the property has a septic tank situated in the rear garden of the property.

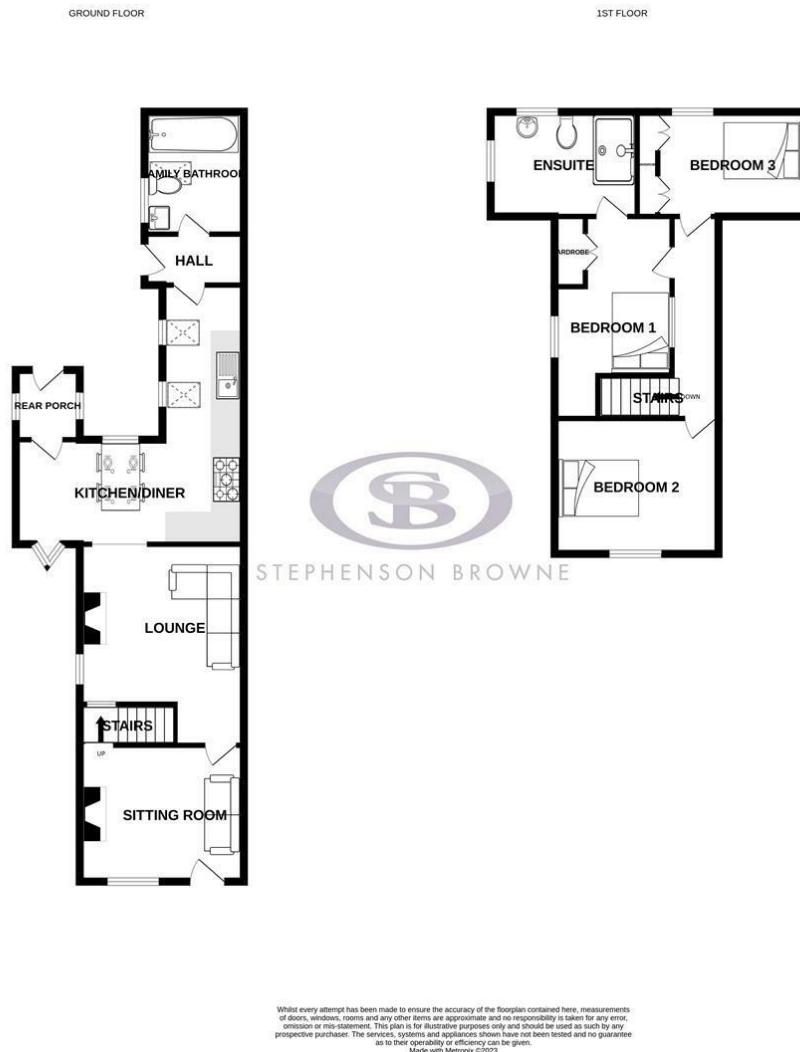
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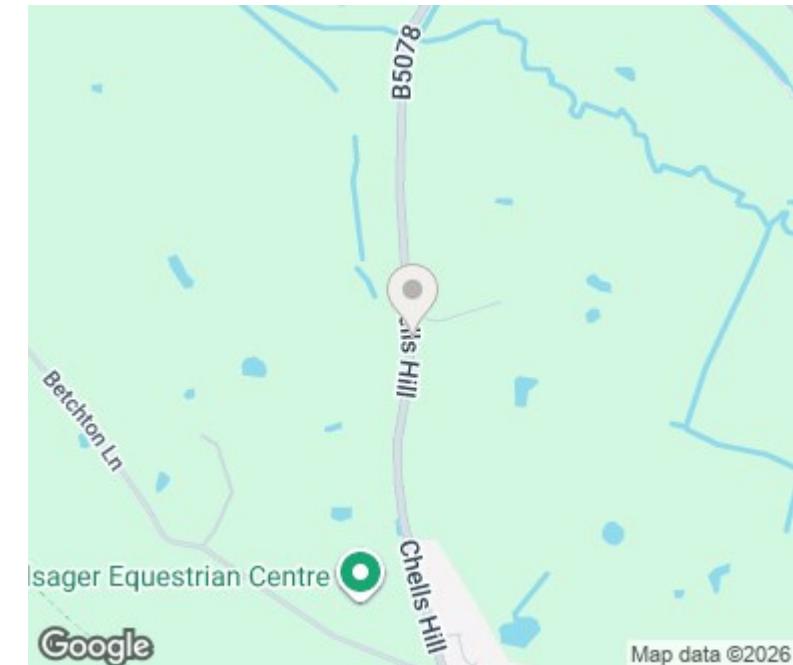
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Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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