

STEPHENSON BROWNE

Cliff Aucott Crescent, Alsager

ST7 2FN

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£460,000

DESCRIPTION

A highly impressive, immaculate four double bedroom detached family residence located on Cliff Aucott Crescent, positioned on the popular 'Scholars Place' development in Alsager, close to local schools, the town and it's array of amenities.

This particular home is in the perfect condition and is a blank canvas ready to move straight into! Upon entry, you are greeted with a bright and airy hallway, generous lounge enjoying a bay window, a handy separate study/playroom as well as a downstairs WC. To the rear aspect, you will find a sizeable kitchen/diner/family room offering a range of high gloss wall, base and drawer units, integrated appliances and plenty of space for entertaining, or relaxing with family, benefitting from French doors opening to the garden. There is also a separate utility room with additional units and space/plumbing for a washing machine and dryer.
To the first floor, the landing provides access to all rooms including the impressive principal, boasting dual aspect windows and it's on en-suite shower room. All remaining bedrooms are well proportioned doubles, and the family bathroom is home to a three piece suite.

Cliff Aucott Crescent is a double-fronted home presenting lovely gardens to front and rear. There is a driveway to suit two cars along with a detached garage, and the exemplary rear is an ideal size for the modern family.

Early viewings come highly recommended to appreciate the property's true size, plot and internal condition. To book yours and avoid missing out, call Stephenson Browne today!














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ROOM DESCRIPTIONS

Hallway
Having wood style flooring, ceiling light fitting, stairs to first floor with carpet runner, ample sockets, wall thermostat, door to storage cupboard as well as doors to other ground floor rooms, including:

Lounge
16'2" (into bay) x 11'8"
Enjoying a UPVC double glazed bay window to front elevation, fitted carpet, ample sockets, two ceiling light fittings, TV point and two radiators.

Study/Playroom
8'11" x 7'4"
With a UPVC double glazed window to front elevation, radiator, wood style flooring, ample sockets, TV point and ceiling light fitting.

Kitchen / Dining / Family Room
28'4" x 12'5" (into bay)
Comprising of a range of high gloss wall, base and drawer units with working surfaces over, under counter lighting and integrated sink with drainer, high level double oven, five-point gas hob with extractor over, fridge freezer and dishwasher. Enjoying wood style flooring throughout, two radiators, three ceiling light fittings, ample sockets, door to under the stairs storage cupboard, UPVC double glazed windows to rear elevation, walk-in UPVC double glazed bay window with French doors opening to the garden, as well as an internal door accessing:

Utility Room
5'6" x 5'4"
Benefitting from additional units and work surfaces, space/plumbing for a washing machine and dryer, wood effect flooring, ample sockets, ceiling light fitting, radiator and door opening to the side elevation.

WC
With a push flush WC, pedestal hand basin, wood style flooring, ceiling light fitting and radiator.

Landing
With fitted carpet, ample sockets, loft access via hatch, ceiling light fitting, radiator and doors to:

Principal Bedroom
12'4" x 11'3"
A generous principal room with dual aspect UPVC double glazed windows to front and side elevation, fitted carpet, ample sockets, ceiling light fitting, radiator and door giving entry to:













En-suite
With a push flush WC, pedestal hand basin and walk-in shower with glass sliding door. Having marble effect, partly tiled walls creating splashbacks, wood style flooring, ceiling light fitting, heated towel rail and UPVC double glazed obscure glass window to front elevation.

Bedroom Two
12'2" x 10'7"
With a UPVC double glazed window to front elevation, fitted carpet, ample sockets, ceiling light fitting and radiator.

Bedroom Three
10'7" x 8'8"
A third double room offering fitted carpet, radiator, ceiling light fitting, UPVC double glazed window to rear elevation and ample sockets.

Bedroom Four
10'0" x 8'8"
Another equally well proportioned double with UPVC double glazed window to rear elevation, fitted carpet, radiator, ample sockets and ceiling light fitting.

Family Bathroom
6'9" x 5'5"
With a push flush WC, pedestal hand basin and panelled bath, having partly tiled walls creating splashbacks, wood style flooring, UPVC double glazed obscure glass window to rear elevation, ceiling light fitting and radiator.

Council Tax Band
The council tax band for this property is E

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Freehold Tenure & Charges
Whilst we have been advised by our sellers that the property is freehold and an estate charge is payable to cover maintenance for the development, the amount is to be confirmed. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.





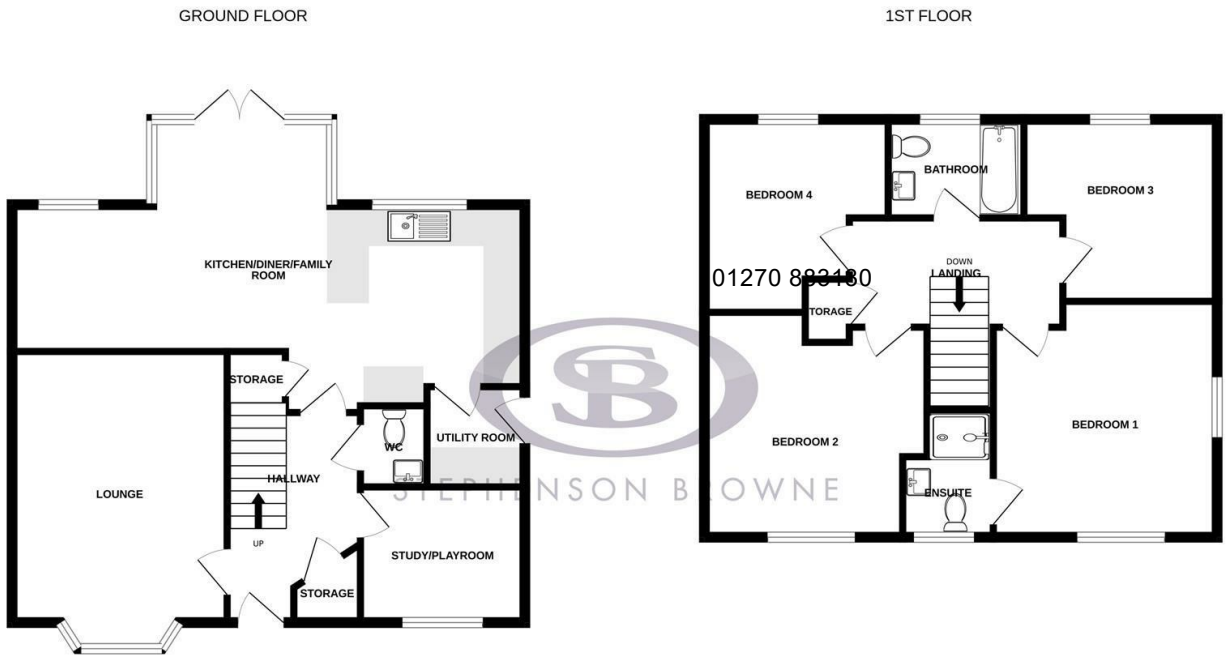








Floorplans

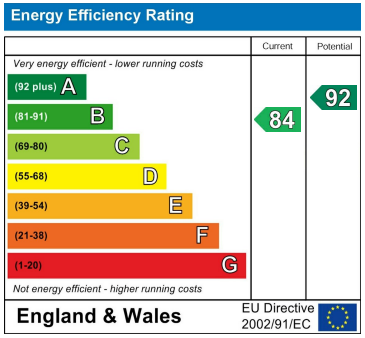


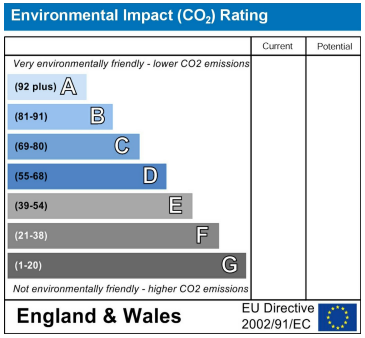
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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