



STEPHENSON BROWNE



## Cedar Avenue, Alsager

ST7 2PH



£475,000

## DESCRIPTION

WELL PRESENTED, INDIVIDUALLY DESIGNED, SUBSTANTIAL PLOT & NO ONWARD CHAIN - A three bedroom, detached true bungalow enjoying a pleasant, non-estate position on a sought-after, established thoroughfare within the heart of Alsager, just a short distance from the centre and it's many amenities. The bungalow was individually constructed in the grounds of the neighbouring period property and therefore boasts many faux period features in keeping with its neighbour and must be viewed to be appreciated.

In brief the property comprises: Porch, entrance vestibule, spacious lounge diner giving access into the conservatory, fitted kitchen having integrated appliances and handy utility room. The principal bedroom boasts fitted wardrobes and a refitted en-suite wet room, having a range of fitted storage, in addition to two further double bedrooms and a three piece family bathroom.

The property is positioned on a generous plot with mature gardens to the front and rear, and a driveway running the length of the plot to a detached double garage having power and powered access door.

To fully appreciate the property's position, well planned and spacious accommodation, early viewing is highly recommended.





# ROOM DESCRIPTIONS

## Porch

7'4" x 5'0"

Double glazed door having double glazed windows to either side. Decorative stained glass leaded door opening into:-

## Entrance Vestibule

Single panel radiator. Door into bedroom three and opening into:-

## Lounge Diner

## Dining Area

10'11" x 19'11"

Double and single panel radiators.

## Lounge Area

19'2" x 16'8"

Adam's style fireplace having wooden mantle, marble effect hearth and electric fire. Two double panel radiators. Double glazed windows to the front and side elevation. Decorative stained glass window to the side elevation. Door into:-

## Conservatory

16'8" x 12'0"

Dwarf wall conservatory having double glazed windows all round. Double glazed sliding patio doors opening to the front garden.

## Kitchen

15'8" x 9'0"

Range of wall, base and drawer units with roll top work surfaces over incorporating a 1.5 bowl sink unit with drainer and mixer tap. Integrated oven, grill, ceramic hob and extractor canopy over. Integrated fridge. Space for a dishwasher. Single panel radiator. Double glazed bow window to the front and window to the side elevations.

## Utility Room

5'6" x 9'0"

Wall mounted cupboards and gas central heating boiler. Space for a washing machine and tumble dryer. UPVC panelled door having glazed frosted insets opening to the side.

## Principal Bedroom

15'5" x 15'5"

Double glazed bow window to the side elevation. Double panel radiator. Fitted wardrobes having hanging rail and shelving. Telephone point.



### **En-Suite**

13'7" x 7'9"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a rainfall shower with screen and soak away. A range of built in storage cupboards. Double panel radiator. Two double glazed frosted windows to the rear elevation.

### **Bedroom Two**

12'11" x 12'10"

Double glazed window to the rear elevation. Single panel radiator.

### **Bedroom Three**

7'9" x 11'9"

Single panel radiator. Double glazed bow window to the side elevation. Telephone point.

### **Family Bathroom**

9'0" x 5'8"

Three piece suite comprising a low level WC with push button flush, a pedestal wash hand basin with mixer tap and a panelled bath with mixer tap and shower attachment over. Double glazed frosted window to the side elevation. Heated towel rail. Tiled walls.

### **Externally**

The property is approached by a tarmac driveway providing ample off road parking for a number of vehicles, leading down the side of the property to a detached double garage to the rear. Mature gardens to the front and rear are mainly laid to lawn with well stocked borders housing a variety of trees, shrubs and plants. Fenced and walled boundaries.

### **Double Garage**

25'9" x 19'0"

Electric up and over door to the front. Glazed windows to the side and rear. Power and lighting. Storage above.

### **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.

### **Council Tax Band**

The council tax band for this property is F.

### **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.

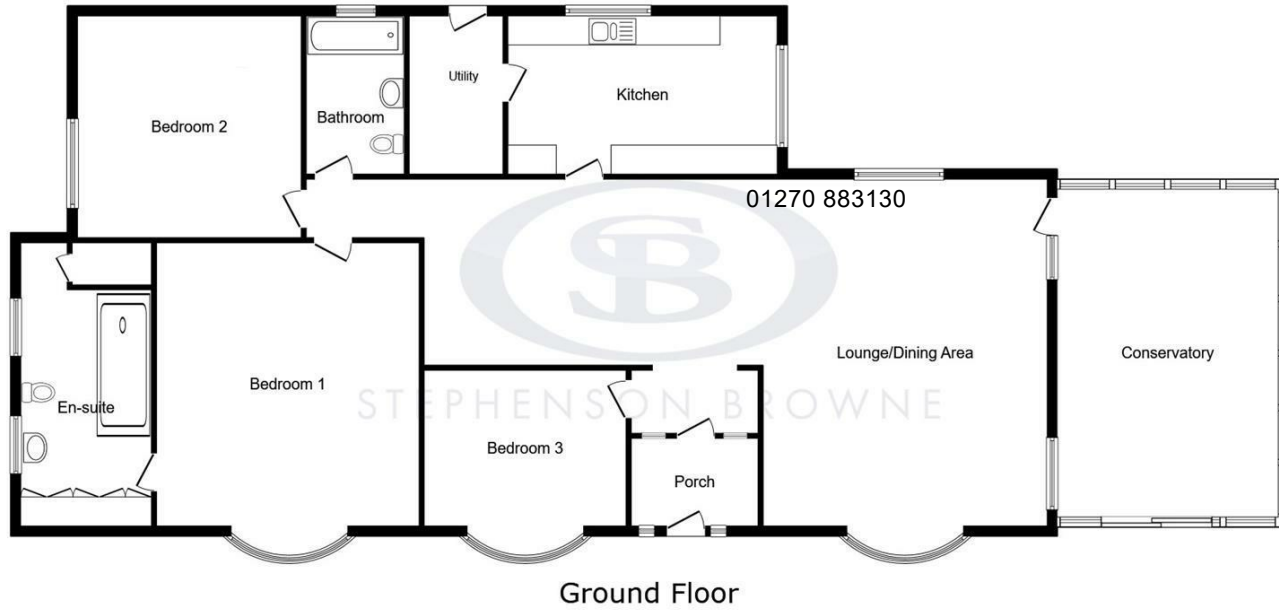
### **NB: Copyright**

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# Floorplans

Cedar Avenue



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# Area Map



# EPC Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# 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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