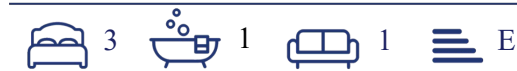




STEPHENSON BROWNE

## Lime Grove, Alsager

ST7 2RB



Offers Over £300,000

## DESCRIPTION

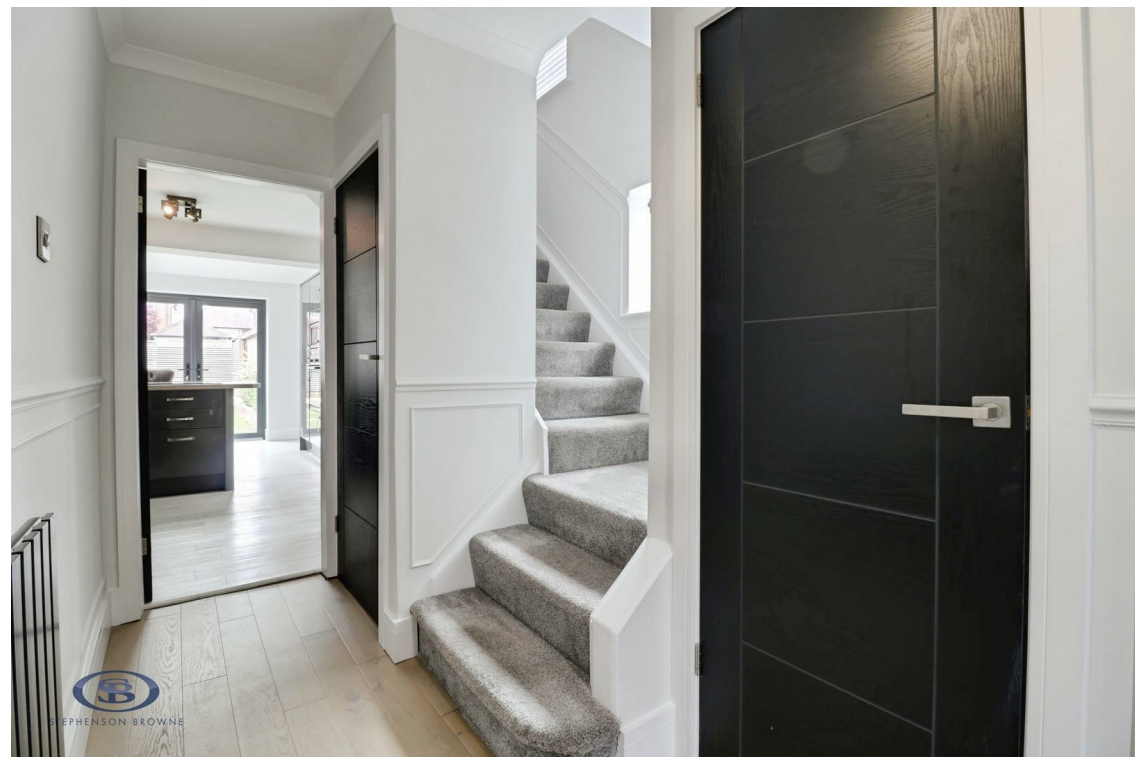
A beautifully presented and EXTENDED, semi-detached home in a quiet cul-de-sac position within Alsager, benefiting from a useful loft room and a double-length tandem garage and offered for sale with NO ONWARD CHAIN!

A stylish and spacious family home which offers much more than you may initially expect, featuring versatile accommodation and having been improved by the current owners to feature a full-width driveway, creating off-road parking for multiple vehicles!

An entrance hallway leads to the downstairs W/C and the kitchen, which opens into a family/dining space with a breakfast bar, with a sizeable lounge completing the ground floor. Upstairs, there are three bedrooms and the family bathroom, which comprises a W/C, wash basin, bath and separate walk-in shower. Bedroom Three also features a staircase leading to a very useful loft room which two skylight windows and a radiator, which could become a fourth bedroom (subject to planning permission/building regulations).

Ample off-road parking is provided via the full-width tarmac driveway and a detached brick-built double-length tandem garage, whilst the rear garden features lawned and patio areas, alongside raised timber beds and a gravel border.

Situated in a cul-de-sac position on Lime Grove, the property is ideally placed for Alsager railway station, with easy access to the wealth of amenities within Alsager town centre. Schools such as Excalibur Primary School and St Gabriel's RC Primary School are within close proximity, whilst commuting links such as the A500 and M6 are within easy reach. If you're a keen golfer, Alsager



Golf & Country club is also nearby.

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



# ROOM DESCRIPTIONS

## Entrance Hall

Composite front door, laminate flooring, ceiling light point, radiator, storage cupboard.

## Downstairs W/C

4'5" x 2'9"

Tiled flooring, UPVC double glazed window, part tiled walls, ceiling light point, W/C, corner wash basin.

## Open Plan Kitchen/Diner/Family Room

18'10" x 18'10"

Maximum measurements (L-Shaped Room) - Laminate flooring, two UPVC double glazed windows and French doors leading to the rear garden, two Velux skylight windows, ceiling light point and downlights, tall radiator, breakfast bar, one and a half bowl sink with drainer, integrated hobs, oven, microwave, fridge/freezer, space and plumbing for a washing machine and dishwasher, wall and base units providing storage, storage cupboard housing combi boiler.

## Lounge

23'0" x 11'11"

Maximum measurements - Fitted carpet, UPVC double glazed bay window, two ceiling light points, two radiators.

## Landing

Fitted carpet, UPVC double glazed window, ceiling light point, glass balustrade.

## Bedroom One

11'11" x 10'10"

Fitted carpet, UPVC double glazed bay window, ceiling light point, radiator.

## Bedroom Two

9'10" x 8'10"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

## Bedroom Three

9'11" x 7'10"

Maximum measurements Fitted carpet, UPVC double glazed window, ceiling light point, radiator, stairs leading to the loft room, under stairs storage cupboard.



**Bathroom**

10'8" x 5'7"

Tiled flooring, two UPVC double glazed windows, ceiling light point, feature towel radiator, W/C, wash basin with vanity unit, bath, separate walk-in rainfall shower.

**Loft Room**

14'10" x 14'8"

Maximum measurements (some restricted headroom) - Fitted carpet, two skylight windows, radiator, two ceiling light points.

**Outside**

To the front of the property is a full-width tarmacadam driveway with a brick paved and gravelled border, whilst the delightful rear garden features lawned and patio areas with raised timber beds and gravelled areas, ideal for families!

**Detached Double-Length Garage**

A sizeable brick-built detached double-length tandem garage, with double opening garage doors.

**Council Tax Band**

The council tax band for this property is C.

**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**

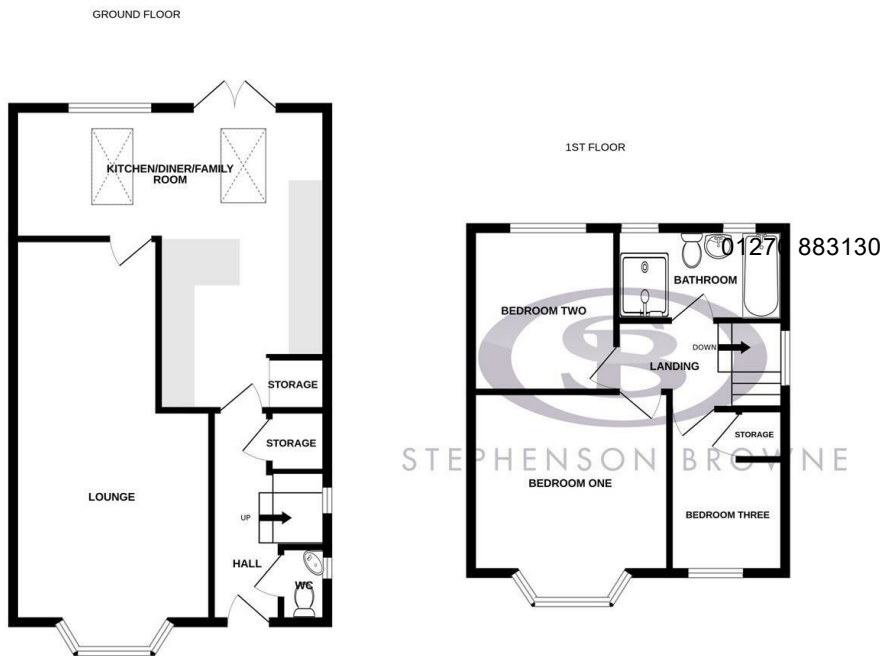
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**Alsager AML Disclosure**

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

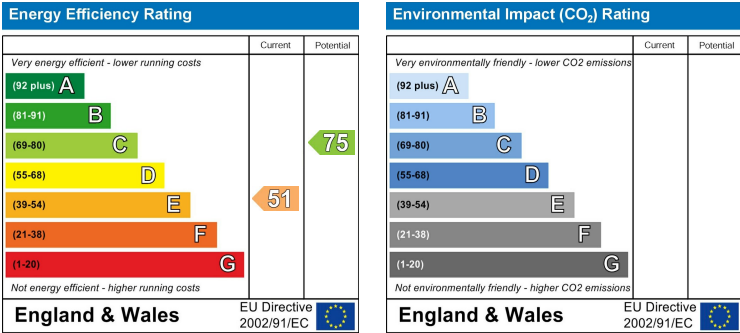


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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