



STEPHENSON BROWNE

**Hellyar-Brook Road,  
Alsager**

ST7 2YL



**£250,000**

## Description

A three bedroom detached family home in a cul-de-sac position within Alsager, requiring modernisation throughout but offering excellent potential!

A well-proportioned home which needs renovation, but has ample scope to be improved and could make a fantastic family home!

An entrance porch and hallway leads to the lounge, with a separate dining room leading to the kitchen, and a rear hallway accessing the downstairs W/C and providing integral access into the garage. Upstairs there are three bedrooms and the family bathroom, with the principal bedroom featuring an en-suite shower room and fitted wardrobes.

Off-road parking is provided via a tarmac driveway, whilst the rear garden features a lawn and shrubs, although does require some attention.

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 home which requires modernisation but offers excellent potential! Please contact Stephenson Browne to arrange your viewing.



# Room Descriptions

## Entrance Porch

Composite front door, timber framed single glazed windows, wall light point, timber door to;

## Entrance Hall

Ceiling light point, radiator.

## Lounge

13'10" x 11'7"

UPVC double glazed window, ceiling light point, radiator.

## Dining Room

9'3" x 8'9"

UPVC double glazed patio doors, ceiling light point, radiator.

## Kitchen

9'10" x 9'3"

Tiled flooring, UPVC double glazed window, ceiling strip light, radiator, under stairs storage cupboard, stainless steel sink with drainer, wall and base units.

## Rear Hall

UPVC double glazed rear door, ceiling light point, tiled flooring, integral access to the garage.



## Downstairs W/C

5'5" x 3'6"

Tiled flooring, UPVC double glazed window, ceiling light point, radiator, W/C, wash basin, tiled splashback.



## Landing

Ceiling light point, radiator, loft access, airing cupboard.

## Bedroom One

11'9" x 11'7"

UPVC double glazed window, ceiling light point, radiator, fitted wardrobes, storage cupboard.



## En-Suite Shower Room

5'3" x 5'0"

UPVC double glazed window, ceiling light point, radiator, part tiled walls, W/C, pedestal wash basin, shower cubicle.

## Bedroom Two

14'2" x 7'8"

Two timber framed single glazed windows, ceiling light point, radiator.



### Bedroom Three

9'2" x 8'2"

Timber framed single glazed window, ceiling light point, radiator.



### Bathroom

6'3" x 6'2"

Timber framed single glazed window, ceiling light point, radiator, part tiled walls, W/C, pedestal wash basin, bath with overhead shower.



### Outside

To the front of the property is a lawned garden with border shrubs and a tarmac driveway. The rear garden is mostly laid to lawn with shrubs, requiring some attention.



### Integral Garage

17'1" x 7'0"

Up and Over garage door, integral access into the rear hall, ceiling strip light, Baxi gas central heating boiler.

### 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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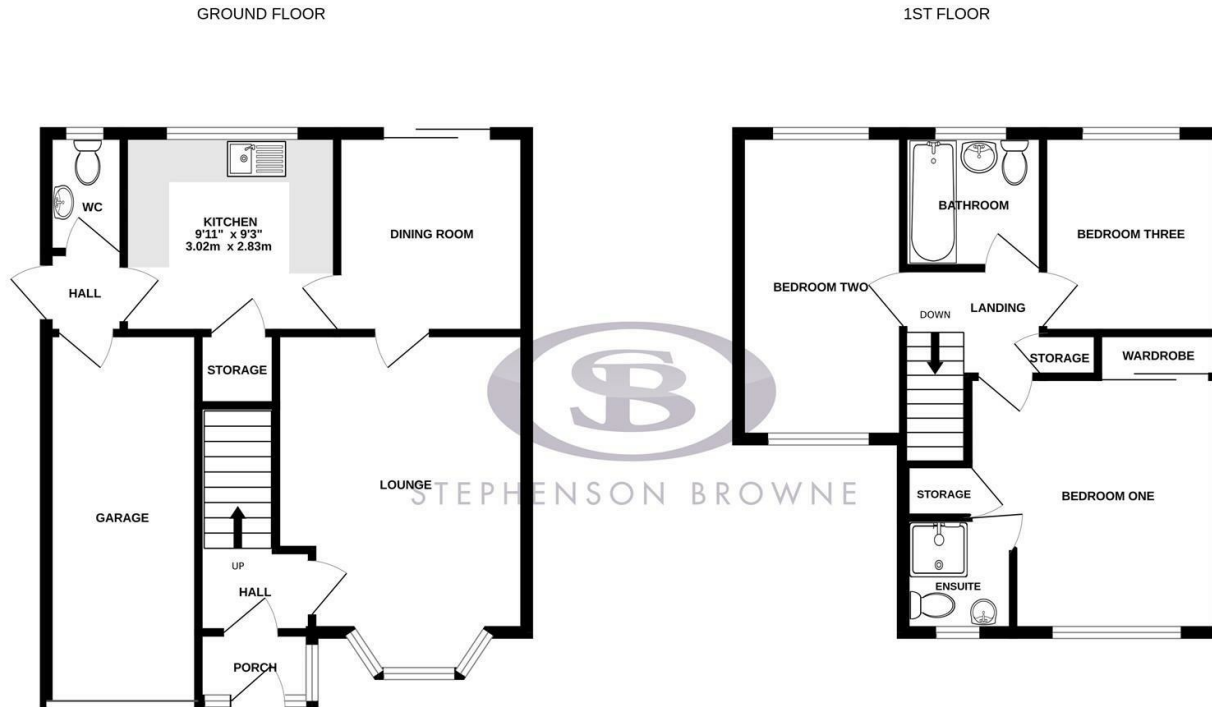


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# Floorplans



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

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

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

# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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