



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 tarmacadam 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 tarmacadam 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

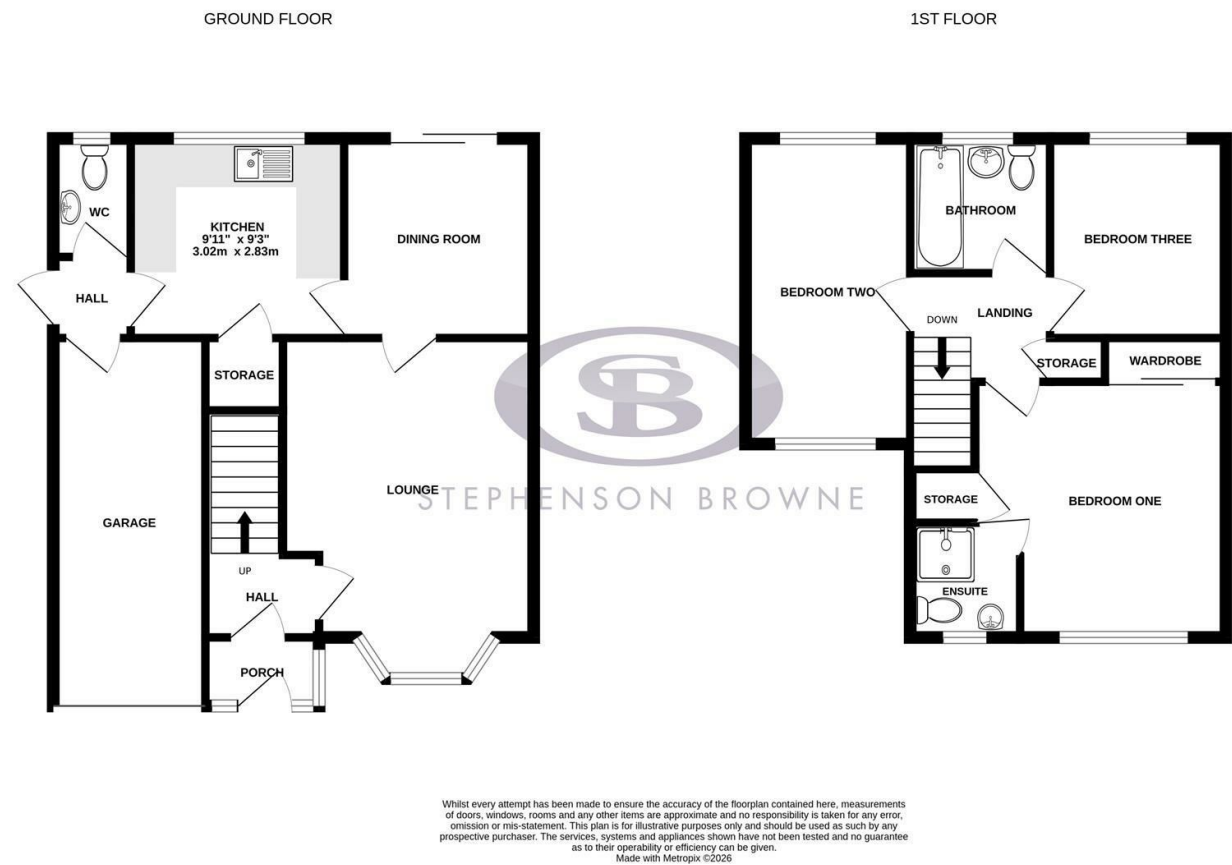
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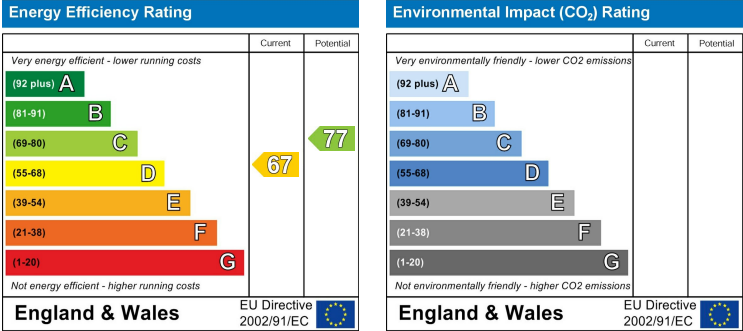
Floorplans



Area Map



EPC Rating



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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