



## West View Wereton Road

ST7 8HE

**£330,000**



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STEPHENSON BROWNE

**SEMI RURAL WITH FIELD VIEWS - Wereton Road** is a wonderful three bedroom semi detached home boasting an open aspect at the rear to give panoramic views of the fields behind. The property has been lovingly maintained over recent years and hosts a raised elevation in the semi-rural outskirts of Audley.

On entrance to the property, you are welcomed into a porch that leads into the open and airy hallway. The lounge diner is a lovely open plan space having log burner, with archway between both rooms and providing ample scope to home a family sized dining table. There are a number of excellent features in West View, but arguably one of the finest is the conservatory located at the rear. Excellent in size, this room benefits from dual aspect UPVC windows, and a door opening to the main garden, allowing you to sit and enjoy the exceptional views.

Completing the ground floor is the modern, fully fitted kitchen with a range of integral appliances such as cooker, with four point electric hob and built in extractor over, sink and drainer as well as plenty of space for a large fridge freezer! The room also possesses additional space for a dining table, combined with the open plan lounge diner, it gives you a versatile living space to suit your needs! Located off the kitchen is a utility area with space and plumbing for a washing machine, dryer and access to the downstairs WC.

Upstairs presents two excellent double bedrooms. Either would be ideal principle bedrooms however the one overlooking the fields seems the obvious choice! You will also find a good size single and a contemporary family bathroom with three piece suite.

Externally you are spoilt with the plot size, having a driveway to the front providing invaluable off road parking for multiple cars. The rear enjoys a fabulous Indian stone patio ideal to place outdoor furniture and a laid to lawn with picket fence exposing the views behind.



### **Entrance Porch**

With exposed brick walls, tiled flooring and wall light, with double wood doors having symmetrical glass insets opening into:-

### **Hallway**

Having wood effect flooring, single pendant light fitting, radiator, ample sockets, stairs to the first floor with door to under the stairs storage cupboard and entry to the kitchen. Door into:-

### **Lounge**

11'2" x 10'11"

A bright and airy room with UPVC double glazed window to front elevation, radiator, single pendant light fitting, ample sockets, TV point, fitted carpet, log burner and open plan into:-

### **Dining Area**

12'5" x 10'11"

Enjoying an archway between the two rooms, a continuation of fitted carpet, ample sockets, single pendant light fitting and sliding doors into:-

### **Conservatory**

11'3" x 9'1"

An exceptional addition to the property, the conservatory hosts UPVC double glazed windows to rear elevation, with a UPVC door to the side giving it a dual aspect to overlook the fields. With UPVC obscure glass windows to side elevation, decorative tiled flooring, storage heater, and sockets.

### **Breakfast Kitchen/Diner**

17'1" x 14'5" (max measurements)

Comprising of a range of wall, base and drawer units with granite effect working surfaces over, having an integrating sink with drainer, cooker, four point electric hob with extractor over and ample space for a large fridge freezer. With wood effect flooring throughout, two single pendant light fittings, radiator and ample sockets. The room hosts additional space to fit a dining table, creating an L-shape to the room with a UPVC double glazed window to rear as well as UPVC double glazed French doors opening to the main garden. Open plan into:-

### **Utility Area**

Having matching units to the kitchen and possessing space and plumbing for a washing machine and space for a dryer, a single pendant light fitting, ample sockets, UPVC door accessing the rear side of the property and door into:-



### **Downstairs WC**

Comprising of a low level WC, wall mounted hand basin with tile splashback, ladder style heated towel rail, wood effect flooring, UPVC double glazed obscure glass window to side elevation and single pendant light fitting.

### **First Floor Landing**

With fitted carpet, wooden spindle balustrade, single pendant light fitting, UPVC double glazed window to side elevation and doors to all rooms, including:-

### **Principal Bedroom**

12'5" x 9'9"

Boasting a large fitted wardrobe with mirrored doors, fitted carpet, ample sockets, single pendant light fitting, radiator and UPVC double glazed window overlooking the rear.

### **Bedroom Two**

12'8" x 10'11"

A most generous second double bedroom with part UPVC double glazed bay window to front having decorative stained glass inserts, wood flooring, radiator, ample sockets and a single pendant light fitting.

### **Bedroom Three**

8'0" x 6'2"

A good size single room with radiator, fitted carpet, UPVC double glazed window, single pendant light fitting and ample sockets.

### **Family Bathroom**

7'8" x 5'9"

Comprising of a modern three piece suite incorporating a low level WC, pedestal hand basin and panelled bath with central mixer tap and over the bath shower. With tiled walls, UPVC obscure glass window to rear elevation, complimentary tiled flooring, single pendant light fitting and chrome heated towel rail.

### **Externally**

Boasting a tarmac and block paved driveway suitable for approximately 3 cars to the front, having a brick wall boundary. As well as this you will find a garage for additional storage/parking.

At the rear is a raised Indian stone patio ideal for seating or alternate outdoor furniture. With steps taking you down to the laid to lawn, with part wall boundary and picket fence at the rear to expose the fields behind.



**Alsager AML Disclosure**

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**Council Tax Band**

The council tax band for this property is C.

**NB: Tenure**

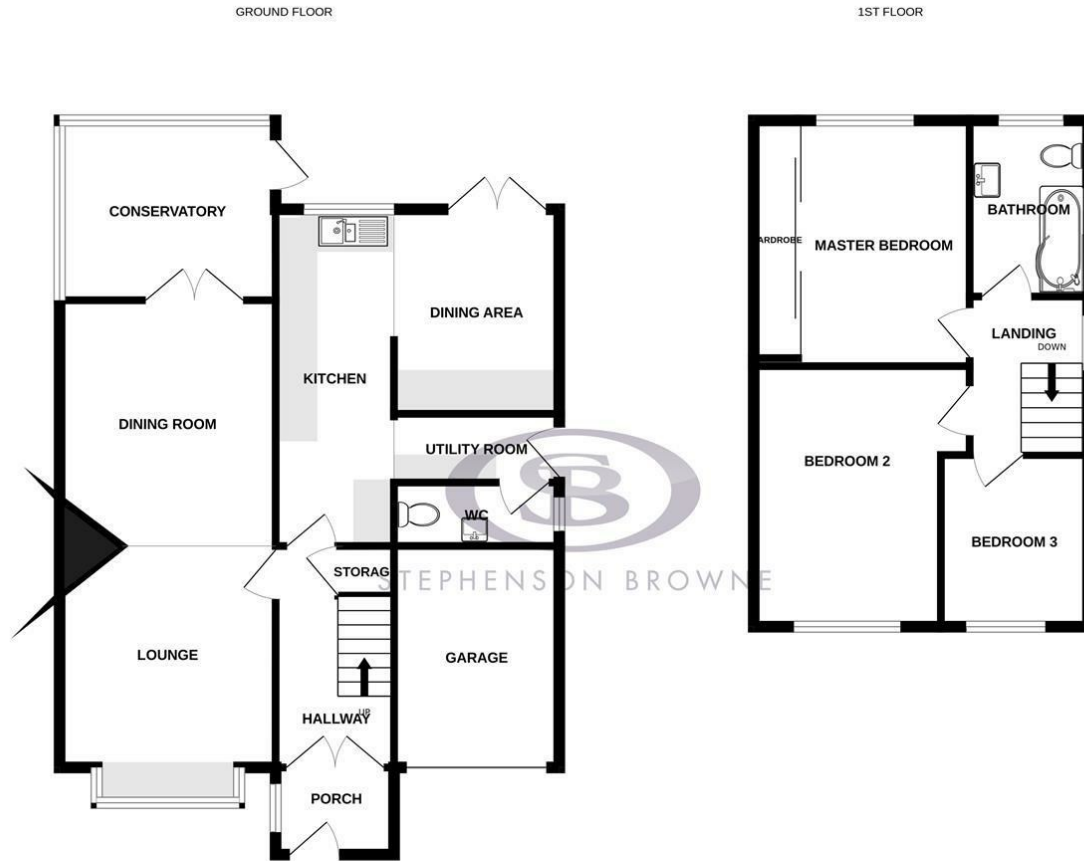
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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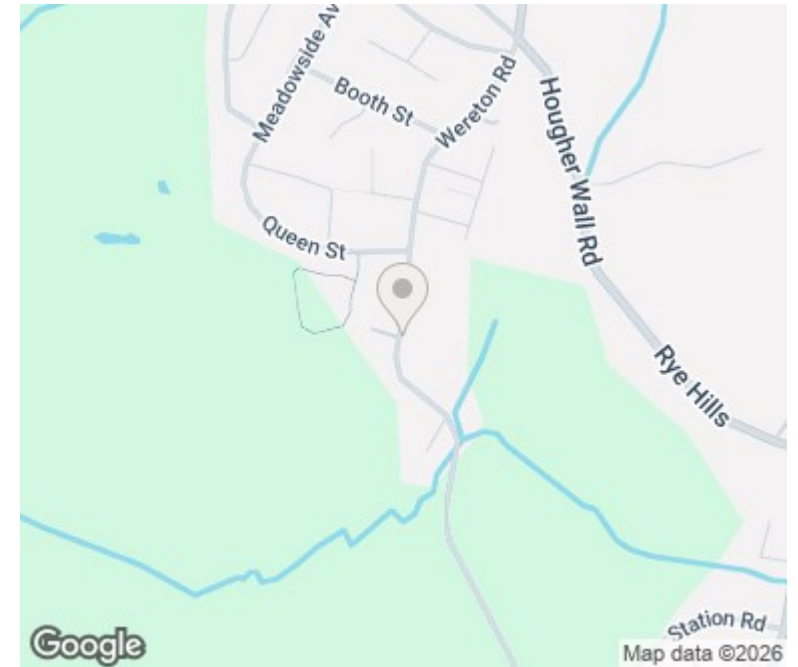


# Floor Plan



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

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

## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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