



STEPHENSON BROWNE

## Cliff Aucott Crescent, Alsager

ST7 2FN



Offers Over £365,000

## DESCRIPTION

A three bedroom detached family home on a corner plot with a highly sought-after development, close to the centre of Alsager!

A spacious family home in a delightfully 'tucked away' position which is beautifully presented throughout with a host of upgrades, including Amtico flooring to a number of rooms!

An entrance hallway leads to the generous lounge, a downstairs W/C and the well-proportioned kitchen/diner, which benefits from French doors which open into the rear garden, with a useful utility room completing the ground floor. Upstairs, there are three spacious bedrooms and the family bathroom, with the principal bedroom also benefitting from an en-suite shower room.

Off-road parking is provided via a tarmac driveway to the side of the property, with a lawned frontage and border hedges, whilst the rear garden features lawned and patio areas with raised beds, which wraps around the side and rear of the property.

Situated on the popular Scholar's Place development (built by David Wilson Homes) the property provides excellent links to commuting routes, including the A500 and M6 (Junction 16), with the wealth of amenities within Alsager itself only a short distance away. Several schools are nearby, including Pikemere County Primary School and Alsager School.

An exceptional property which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.





# ROOM DESCRIPTIONS

## Entrance Hall

Composite front door, Amtico flooring, ceiling light point, radiator.

## Downstairs W/C

4'10" x 3'3"

Amtico flooring, ceiling light point, extractor fan, radiator, W/C, pedestal wash basin and tiled splashback.

## Lounge

17'9" x 10'3"

Fitted carpet, two UPVC double glazed windows, two ceiling light points, two radiators.

## Kitchen/Diner

17'9" x 9'5"

Two UPVC double glazed windows and French doors leading to the rear garden, Amtico flooring, downlights, two radiators, stainless steel sink with drainer, integrated dishwasher, oven, hobs, cooker hood, wall and base units providing storage.

## Utility Room

5'9" x 5'6"

Amtico flooring, composite rear door, ceiling light point, extractor fan, combi gas central heating boiler, space and plumbing for appliances, under stairs storage cupboard, wall and base units.

## Landing

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

## Bedroom One

12'1" x 10'1"

Plus Recess for Wardrobes - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

## En-Suite

6'0" x 5'8"

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, extractor fan, tiled walls, towel radiator, W/C, pedestal wash basin, shower cubicle.



### **Bedroom Two**

10'11" x 9'9"

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

### **Bedroom Three**

8'10" x 7'5"

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

### **Bathroom**

6'6" x 5'10"

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, extractor fan, towel radiator, tiled walls, W/C, pedestal wash basin, bath with overhead shower.

### **Outside**

To the front of the property is lawned garden and a tarmac driveway, whilst the rear garden wraps around the property itself and features patio and lawned areas with raised beds.

### **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**

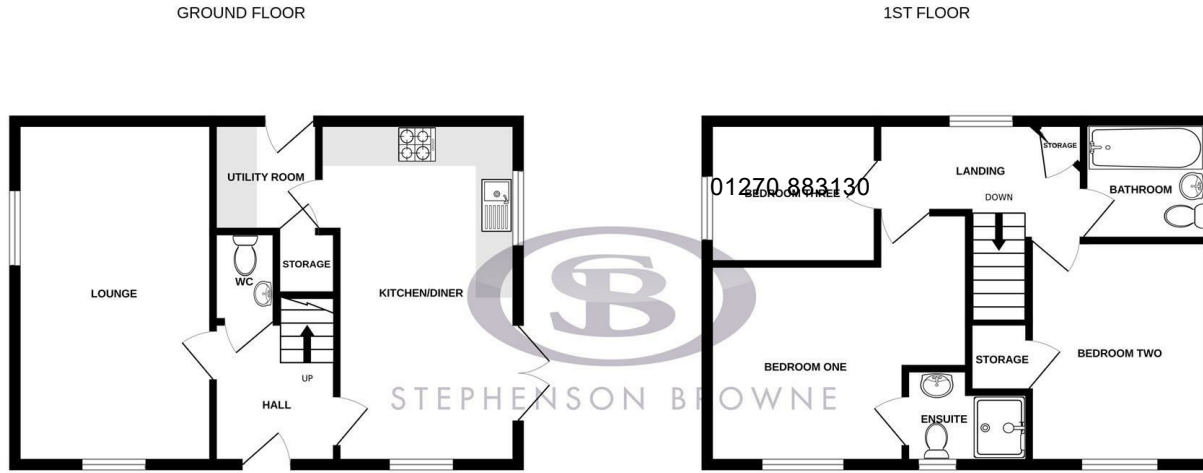
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### **Alsager AML Disclosure**

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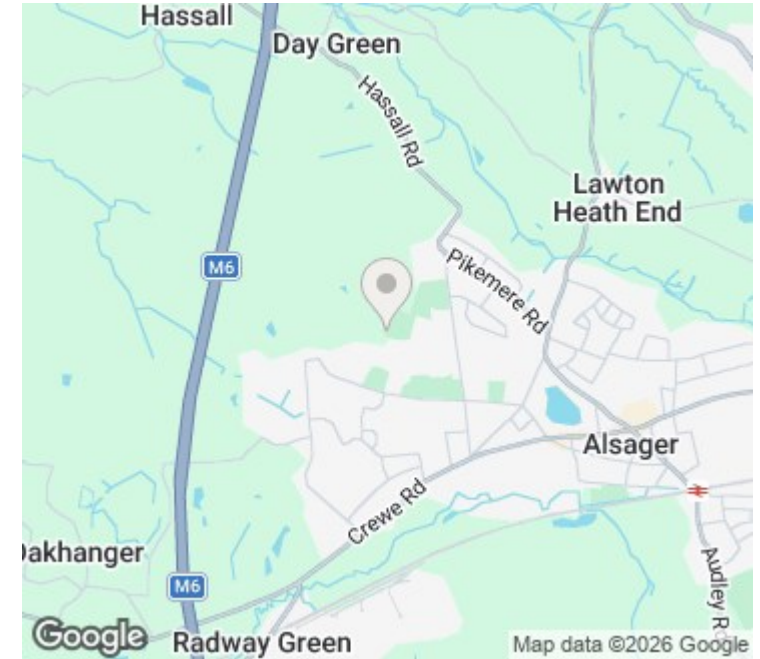


# Floorplans

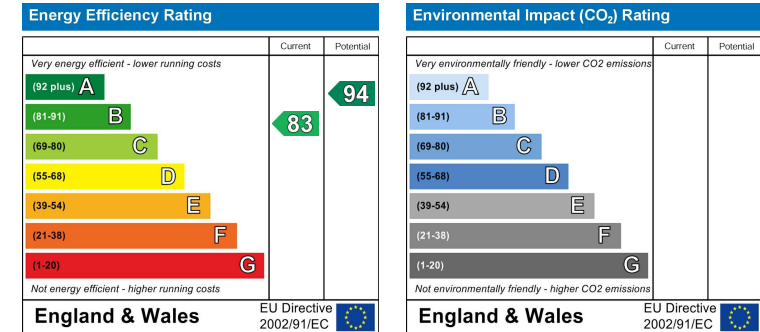


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# Area Map



# 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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