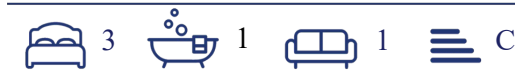




STEPHENSON BROWNE

Laurel Drive, Harriseahead

ST7 4TX



Offers Over £325,000

DESCRIPTION

A very rare opportunity to purchase a **THREE BEDROOM** detached true bungalow on a sizeable plot which is immaculately presented throughout, and a real credit to our current sellers!

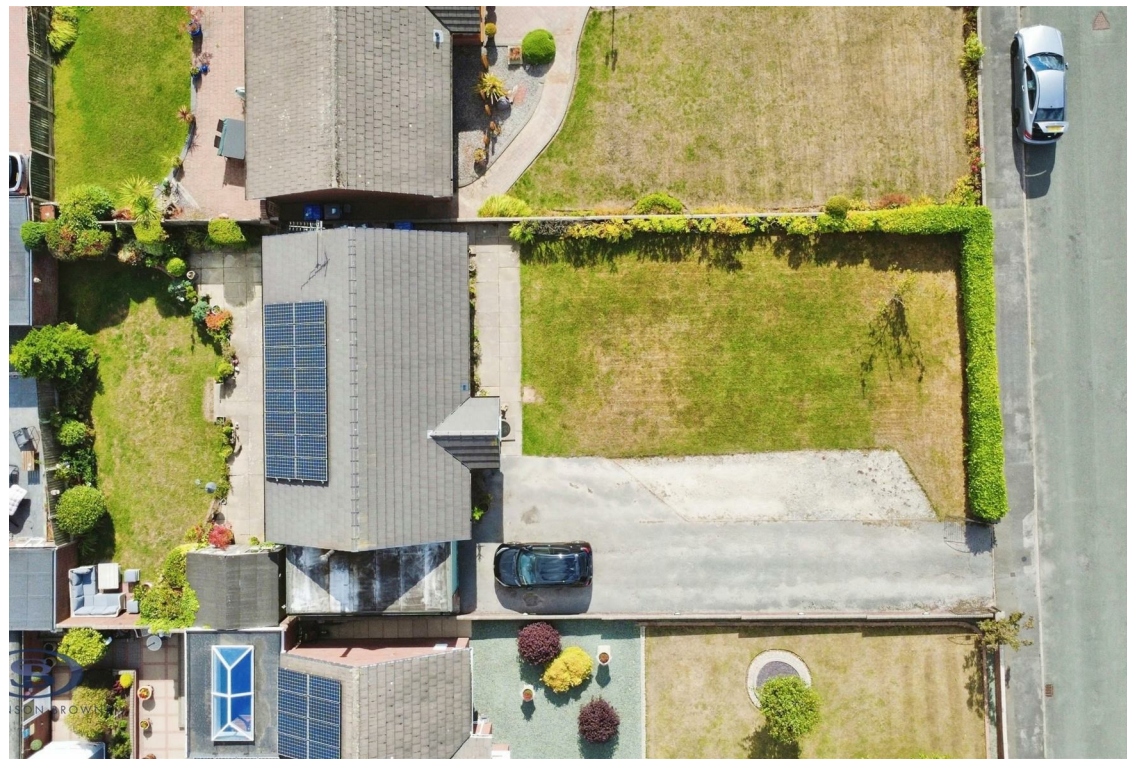
Having been carefully updated and maintained over recent years, and benefitting from solar panels, the bungalow is modern throughout and is most definitely ready to move into!

An entrance porch and hallway provides access to the kitchen, shower room and the lounge/diner, which features a multi-fuel stove and patio doors leading to the rear garden. Just off the lounge/diner is an inner hallway which provides access to the three bedrooms.

Ample off-road parking is provided via a tarmacadam and gravel driveway, with a very generous front garden which is mostly laid to lawn with a border hedge. To the rear of the property is a delightful rear garden, which includes lawned and patio areas with mature border shrubs.

Situated on Laurel Drive in Harriseahead, the property benefits from easy access to a number of commuting links such as the A34, A500 and M6, whilst remaining close to a number of walks within the surrounding fields and countryside. Several schools are within easy reach, including Thursfield Primary School and Castle Primary School, whilst the wealth of amenities within Kidsgrove, Alsager and Congleton are also nearby.

A beautifully presented true bungalow which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.





ROOM DESCRIPTIONS

Entrance Porch

Composite front door, UPVC double glazed windows, wall light point, tiled flooring, composite door leading into;

Entrance Hall

Premium LVT flooring, ceiling light point, loft access.

Lounge/Diner

20'4" x 11'10"

Premium Vinyl flooring, UPVC double glazed window and patio doors leading to the rear garden, two ceiling light points, electric heater, multi-fuel cast iron stove.

Kitchen

10'9" x 8'11"

Premium LVT flooring, UPVC double glazed window, ceiling light point, electric heater, tiled splash back, one and a half bowl porcelain sink with drainer, integrated double oven, induction hobs, space and plumbing for appliances, wall and base units providing ample storage.

Inner Hall

Premium Vinyl flooring, ceiling light point.

Bedroom One

13'9" x 8'11"

Fitted carpet, UPVC double glazed window, ceiling light point, electric heater, fitted wardrobes.

Bedroom Two

11'11" x 8'8"

Premium Vinyl flooring, UPVC double glazed window, ceiling light point, electric heater.

Bedroom Three

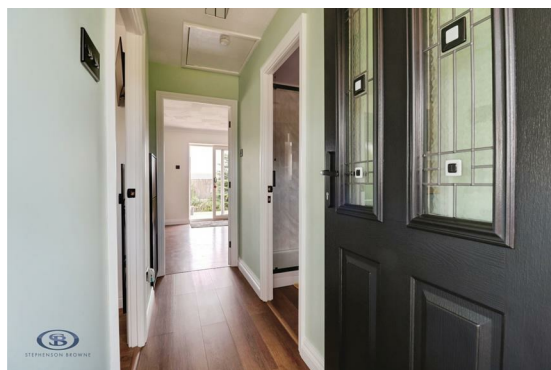
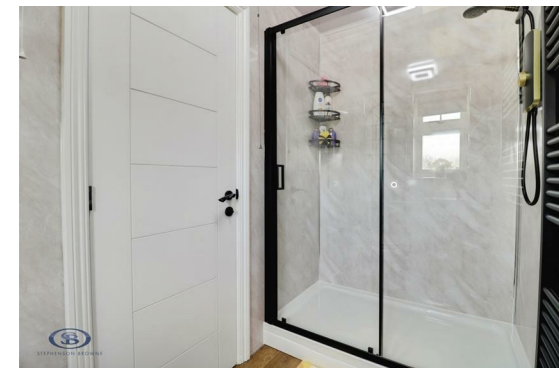
9'0" x 6'0"

Fitted carpet, UPVC double glazed window, ceiling light point. electric heater.

Shower Room

8'11" x 5'0"

Premium LVT flooring, UPVC double glazed window, ceiling light point, two electric towel radiators, W/C, wash basin with vanity unit, walk-in shower.



Outside

To the front of the property is a tarmacadam and gravelled driveway, with a lawn and border hedges, whilst the delightful rear garden is a real suntrap, featuring patio and lawned areas with mature border shrubs and a storage shed.

Garage

An adjoining brick-built single garage with electric roller garage door, power and lighting, including an inverter for the solar panels.

Council Tax Band

The council tax band for this property is C.

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

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

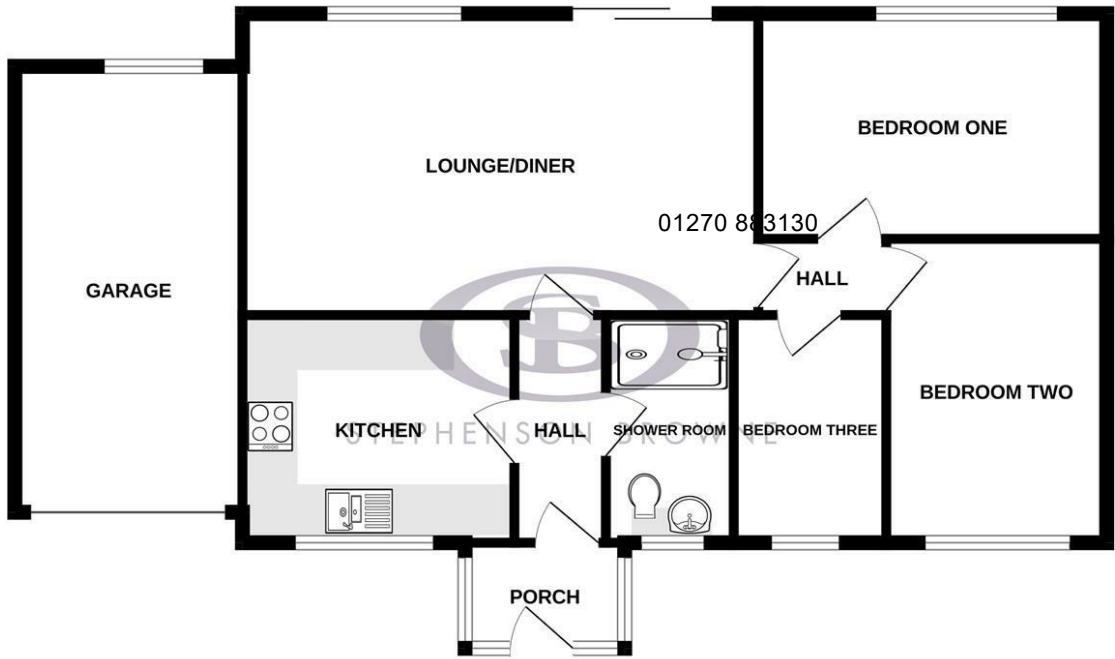
Alsager AML Disclosure

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

GROUND FLOOR

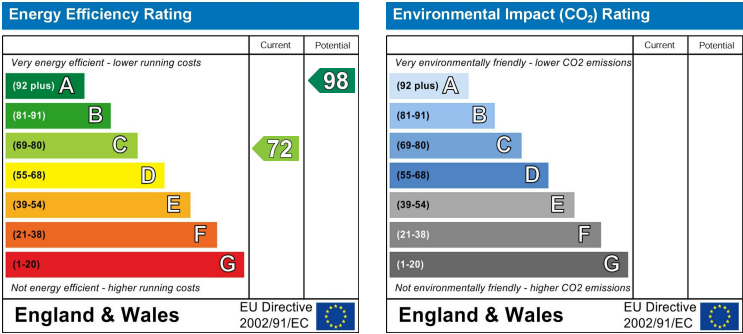


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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