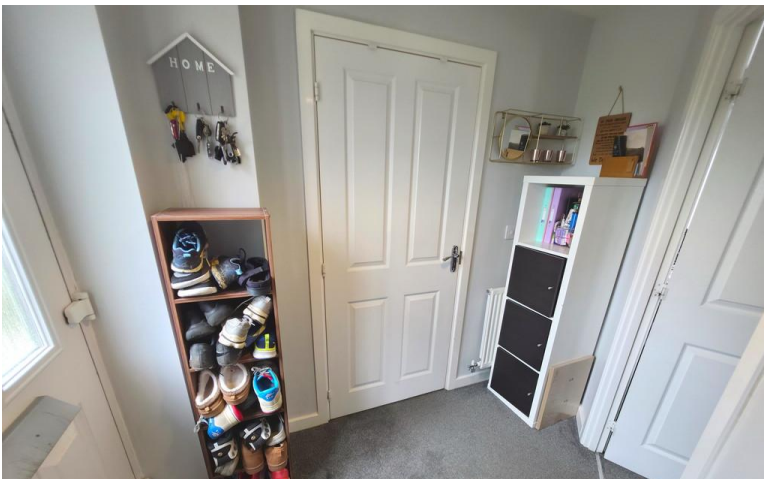




**Morris Road**  
**Alsager, ST7 2GX**

- A MODERN END TERRACED HOUSE
  - HUGELY POPULAR ESTATE OF ALSAGER
  - THREE BEDROOMS
  - LOVELY OUTLOOK & FAMILY PARK OVER THE ROAD
  - ENTRANCE, CLOAKS/W.C & LIVING ROOM
  - OPEN PLAN KITCHEN/ DINER
  - FAMILY BATHROOM & ENSUITE
  - BEAUTIFULLY PRESENTED
- £235,000**





## Property Description

### INTRO

Grab that WOW- FACTOR! Situated on the hugely popular "The Hedgerows" development within the confines of Alsager, this modern THREE BEDROOM end-terraced property isn't one to gloss over. This delightful family sized home is absolutely ready to move into and enjoy! Built in 2017, the property is well insulated with a B energy rating, and has modern gas boiler and electrics. Comprising entrance hall, cloaks/w.c/utility, lounge, modern kitchen/ dining room, and to the first floor are the three bedrooms, with family bathroom and separate ensuite. Two parking space for the property sits to the front, and having a lovely enclosed rear garden area. Also massively benefiting from a child's park across the road, local nature walks, and being in a lovely tucked away location, yet being within walking distance to nearby amenities of a convenience store and Plough Inn pub within walking distance. There isn't much in this price range on the market nearby currently, so we expect this listing to have quite the i



#### DIRECTIONS

Please use postcode ST7 2GX for Sat Nav/ Google Maps. From the B5077 Crewe Road, turn into Barnfield Way. Turn right into Calf Croft Place, and immediately left into Morris Road. Proceed to the near end of the street where the property is situated on the right hand side, as identified by our For Sale sign.

#### ACCOMMODATION

##### ENTRANCE HALL

Front entrance door. With stairs to first floor. Central heating thermostat, radiator, pendant light.



##### CLOAKS/ W.C

With ceiling light, and frosted window to front. a low-level pushbutton W.C and a pedestal hand wash basin with mixer tap. Space and plumbing for a washing machine. Electric consumer unit, having been fitted since a new build in 2019 with being passed on the certificate until 2029. Wood style vinyl flooring, radiator.

##### LOUNGE

14' 4" x 12' (4.37m x 3.66m)

Window to the front, radiator. Pendant light, a wall mounted TV point and telephone point. Door to useful under stairs storage cupboard, and door into:



##### KITCHEN/ DINING ROOM

15' 3" x 8' 10" (4.65m x 2.69m)

A modernised and superbly presented kitchen with defined dining area. A range of wall, base and drawer units with granite style worksurfaces over incorporating a 1 1/2 bowl sink/drain unit with mixer tap and cupboard below. Cupboard concealing Logic combi ESP1 35 gas combi boiler. Wood style vinyl flooring. Space for tall freestanding fridge/freezer, an integrated four ring gas hob with stainless steel splashback, extractor canopy over and integrated oven below, integrated dishwasher, space and plumbing for dishwasher. Window to the side and ceiling light. The dining area has a ceiling light, and UPVC double glazed French doors leading to the rear garden, plush carpets and a radiator.



##### FIRST FLOOR LANDING

Window to the side. Loft hatch with pull down ladder, provides access to the loft, which is fully boarded and insulated with useful extra shelving fitted.



#### BEDROOM ONE

12' x 9' 6" (3.66m x 2.9m)

Window to the front with a nice outlook of the park area opposite, radiator. Pendant light, ample power points, radiator, a built-in over stairs storage cupboard/wardrobe. Door into:

#### ENSUITE

A walk-in shower cubicle with glazed opening door housing a wall mounted electric mixer shower. Having dual aspect windows to the front and side. Extractor points, pendant light, heated towel rail, wood style vinyl flooring. A low-level, pushbutton W.C, pedestal hand wash basin with mixer tap and tiled splashback,



#### BEDROOM TWO

9' 1" x 7' 7" (2.77m x 2.31 m)

Window overlooking the rear garden, ample power points and a radiator. Pendant light.

#### BEDROOM THREE

7' 7" x 5' 10" (2.31m x 1.78m)

Window to the side with nice outlook, ample power points and a radiator. Pendant light.

#### BATHROOM

With extractor point, ceiling light, a heated towel rail, wooden style vinyl flooring, partially tiled walls and white three-piece suite, comprising of: low-level pushbutton WC, pedestal hand wash basin with chrome mixer tap and tiled splashback, plus a panelled bath with mixer tap and a separate electric shower over with glazed shower screen.



#### EXTERNALLY

##### FRONTAGE

The front of the property benefits from two off-road parking spaces, an easy to maintain, decorative front garden with a paved pathway leading to the entrance door and secure wooden store, access the rear can be made via secure side gate. With a canopied entrance porch, wall light, and a composite panelled door, opening into

##### PARKING

Externally, the property benefits from off-road parking area for two cars to the front.

##### REAR GARDEN

The rear garden is fully closed with an extended paved patio area providing ample space for garden furniture, a water point, external power points, a laid to lawn and at the foot of the garden there is a raised decked/ pergola seating area.





#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

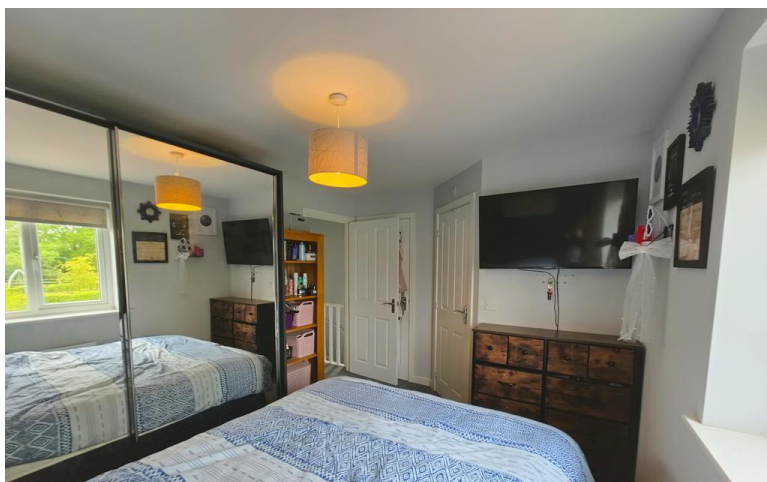
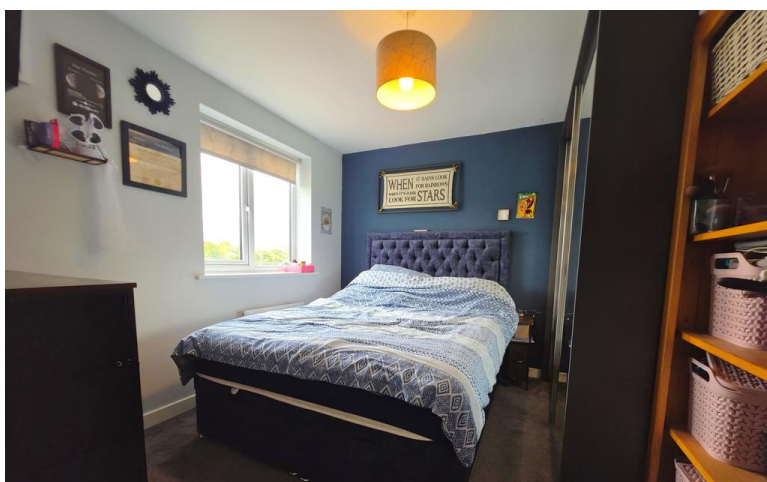
#### LOCAL AUTHORITY

Cheshire East Council.

#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: 83B Potential: 96A









43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
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01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements