



STEPHENSON BROWNE

Bladon Crescent, Alsager

ST7 2BG



£385,000

DESCRIPTION

EXCELLENT FAMILY ACCOMMODATION - BEAUTIFULLY PRESENTED THROUGHOUT- An excellent example of a four bedroom, detached family home in a popular residential area. The property has been well maintained and improved by the current owners to a high standard throughout.

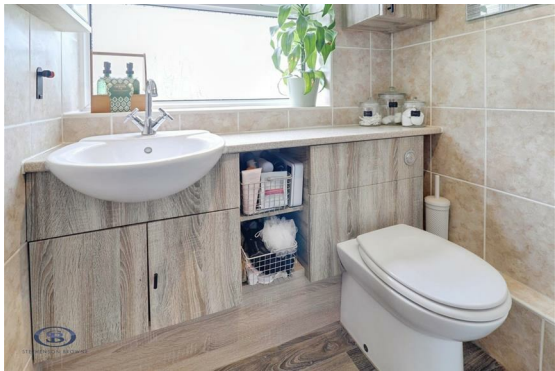
The property is situated on the desirable and established Bladon Crescent in Alsager, being conveniently located close to a variety of shops, excellent schooling and leisure facilities, all of which are essential for day to day needs.

In brief the property comprises: Entrance hall having stairs to the first floor having oak bannister with glass panel insets, and doors to all rooms, a spacious lounge, a versatile second reception room currently utilised as a playroom, the kitchen diner having space for all the necessary appliances and giving access to the handy utility room/downstairs WC. Upstairs, you are greeted by a spacious landing giving access to three, well-planned double rooms with built-in robes to the principal also having it's own en-suite shower room, along with a fourth single room. The spacious family bathroom is fitted with a modern white three piece suite, with plenty of space for storage or the potential of a separate shower.

Externally, the property enjoys a sizeable gravel driveway providing invaluable off road parking, and a pleasant, low maintenance rear garden enjoying a great degree of privacy.

To fully appreciate the homes position within the village, true size and many appealing attributes, early viewing is highly advised!





ROOM DESCRIPTIONS

Entrance Hall

Composite entrance door with double glazed frosted windows to either side. Single panel radiator. Stairs to the first floor having oak bannister and glass panel insets. Understairs storage cupboard. Door into:-

Study/Playroom

7'6" x 11'4"

Double glazed window to the front elevation. Modern wall mounted radiator.

Lounge

11'3" x 16'8"

Double glazed bay window to front elevation. Adams style fireplace with electric fire. Modern wall mounted radiator.

Kitchen Diner

10'9" x 27'1"

Two double glazed windows to the rear elevation. Range of wall, base and drawer units with roll top work surfaces over incorporating a 1.5 bowl sink unit with drainer and mixer tap, having breakfast bar. Undercounter lighting. Space for a fridge freezer. Integrated oven with ceramic hob and extractor canopy over. Integrated dishwasher. Double glazed French doors opening to the rear garden. Single panel radiator.

Utility Room/WC

7'2" x 6'0"

Two piece suite comprising a low level WC with push button flush and vanity wash hand basin with mixer tap and storage cupboard below. Space for a washing machine and tumble dryer. Inset spotlighting.

First Floor Landing

Doors to all rooms. Loft access point.

Principal Bedroom

10'7" x 11'0"

Single panel radiator. Double glazed window to the rear elevation. Two fitted wardrobes with hanging rails. Door into:-

En-Suite

8'0" x 5'2"

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below, and a double shower cubicle with shower over. Double glazed frosted window to the rear elevation. Heated towel rail.

Bedroom Two

13'5" x 10'7"

Single panel radiator. Double glazed window to the front elevation.



Bedroom Three

14'9" x 8'0"

Single panel radiator. Double glazed window to the front elevation.

Bedroom Four

9'5" x 7'3"

Double glazed window to the front elevation. Single panel radiator. Storage cupboard having hanging rail and shelving.

Family Bathroom

11'6" x 7'10" max

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below and a panelled bath with mixer tap and rainfall shower over. Double glazed windows to the rear and side elevations. Heated towel rail.

Externally

The property is approached via a gravel driveway providing ample off road parking for numerous vehicles. Covered porch. Gated access to the rear. The private and enclosed rear garden is low maintenance with a block paved patio area and being mainly laid to artificial lawn. Border housing a variety of trees, shrubs and plants.

Alsager AML Disclosure

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Council Tax Band

The council tax band for this property is E.

Freehold Tenure

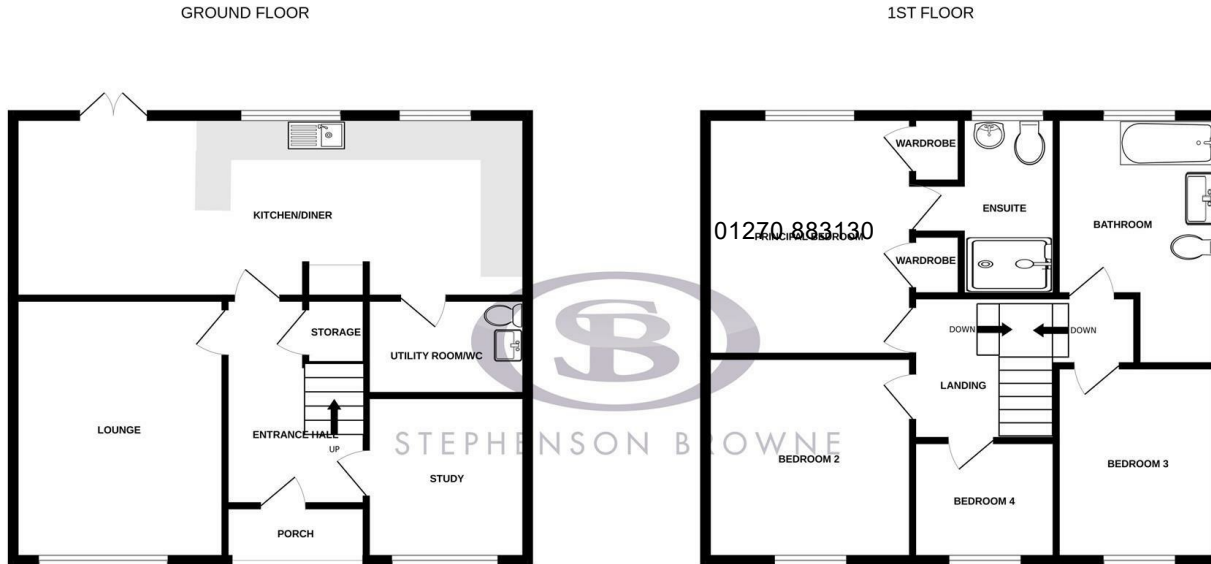
We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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Floorplans

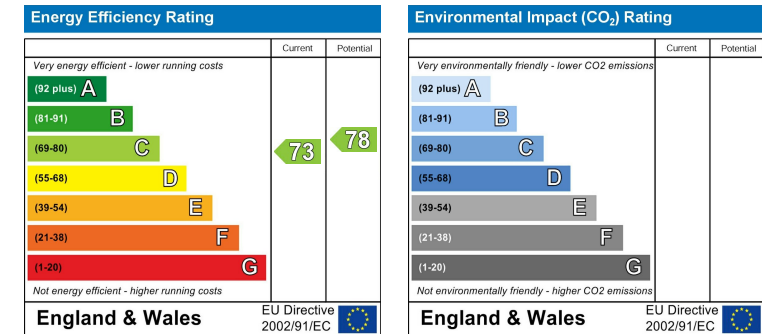


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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