

STEPHENSON BROWNE

Sandbach Road, Rode Heath

ST7 3RT

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£260,000

Description

An EXTENDED three bedroom semi-detached family home with a conservatory to the rear, in an exceptional location within Rode Heath, which is well presented throughout and would make an ideal first time buy or family home!

Occupying a prime position on Sandbach Road in Rode Heath, the property benefits from a semi-rural village location whilst retaining excellent links to commuting routes!

To the ground floor of the property is a lounge, a large open-plan kitchen/dining room and a very useful conservatory which opens onto the rear garden. Upstairs, there are three well proportioned bedrooms and the family bathroom.

Off road parking is provided via a paved driveway and a carport to the side of the property which includes gated access, whilst the rear garden features patio and lawned areas with border shrubs, offering an excellent degree of privacy.

Situated on Sandbach Road, the property is perfectly placed for the amenities within Rode Heath and Alsager, including being walking distance from the Broughton Arms pub and several shops. Rode Heath Primary School is only a short distance away, whilst walks along the Trent & Mersey Canal and in the surrounding countryside are practically on your doorstep!

A deceptively spacious family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.













Room Descriptions

Lounge
13'4" x 11'0"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, electric fire.

Kitchen
13'4" x 10'10"
Maximum measurements; laminate flooring, downlights, under stairs storage cupboard, sink with drainer, tiled splashback, wall and base units, space and plumbing for appliances, opening into;

Dining Room
11'6" x 10'10"
Laminate flooring, UPVC double glazed door, window and French doors leading to the Conservatory, radiator, storage cupboard.

Conservatory
11'3" x 10'1"
Laminate flooring, UPVC double glazed windows and French doors leading to the rear garden, radiator, ceiling light point.

Landing
Fitted carpet, UPVC double glazed window, downlights.

Bedroom One
11'7" x 10'10"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Two
11'0" x 9'7"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Three
8'4" x 7'9"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.













Bathroom
7'11" x 5'5"
Vinyl tile effect flooring, UPVC double glazed window, tiled walls, chrome towel radiator, W/C, pedestal wash basin, bath with overhead shower.

Outside
To the front of the property is a paved driveway, with a low maintenance front garden which comprises gravelled areas with shrubs, and a useful carport to the side of the property. The rear garden features patio and lawned areas with shrubs, offering an excellent degree of privacy.

Council Tax Band
The council tax band for this property is B.

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
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

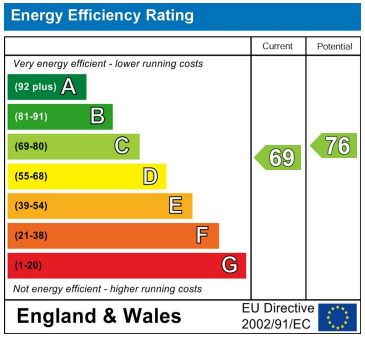


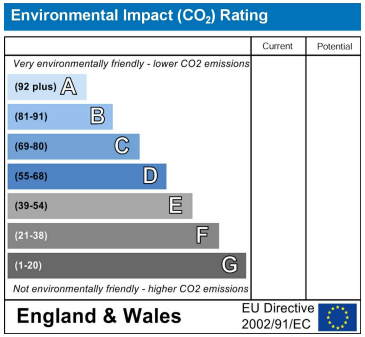
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 at the bottom of this page if you are interested in booking a viewing or require further information.

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