



**9 Holly Lane**  
ST7 2RS  
**£330,000**



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STEPHENSON BROWNE

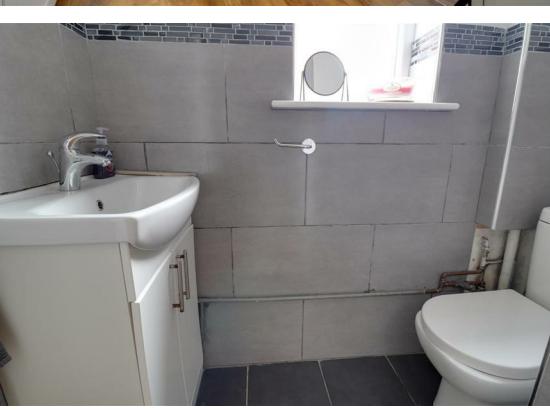
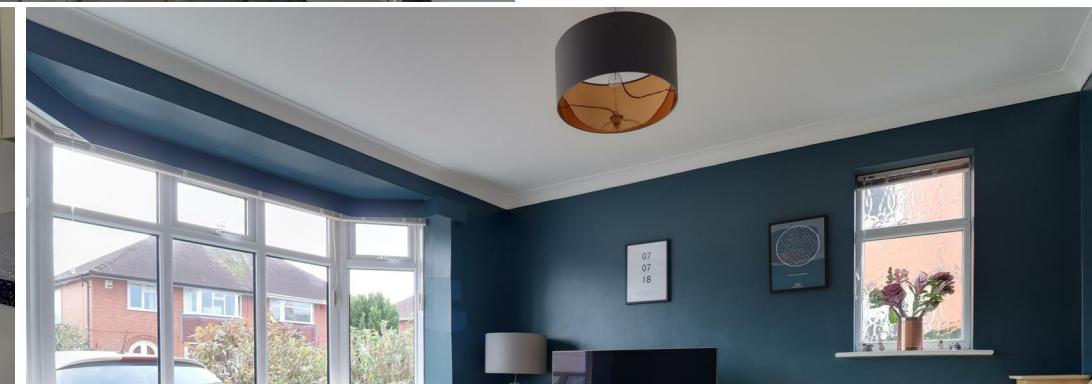
EXTENDED DETACHED FAMILY HOME  
CLOSE TO ALSAGER CENTRE & TRAIN  
STATION EXTENDED TO REAR - A Spacious  
three bedroom, extended family home offering  
ample, family size accommodation conveniently  
positioned close to Excalibur Primary School &  
Alsager Station. The property has been updated  
and improved in more recent years and offers  
well-planned accommodation throughout.

Upon entry, you will find an inviting hallway,  
with access to ground floor rooms including a  
well sized lounge, fitted kitchen comprising of a  
range of units and hosting plenty of space for  
necessary appliances, as well as a handy WC.  
Located via the dining area is the addition of a  
family room, providing another useful reception  
space.

Upstairs are two generous double bedrooms, a  
third single room and a lovely family bathroom  
with four piece suite.

Externally, having attractive curb appeal and a  
driveway for numerous vehicles cars (in addition  
to the detached garage)! The well proportioned  
rear garden has been landscaped to offer patio  
ideal for garden furniture and a lawn providing  
the perfect space for spending time with family  
and entertaining guests.

To fully appreciate the property's convenient  
position, true size and many attributes, early  
viewing is highly recommended!



## Entrance Hall

uPVC panelled entrance door with double glazed leaded inset. Stairs to first floor. Radiator. Double glazed window to side elevation. Door into:-

## Downstairs WC

Double glazed window to side elevation. Partially tiled walls and complimentary floor tiles. Two piece suite comprising a low level wc with push button flush and a pedestal hand wash basin with mixer tap.

## Lounge

12'10" x 12'4"

Double glazed bay window to front elevation. Double glazed window to side elevation. Radiator. TV aerial point. Telephone point.

## Kitchen/Diner

20'8" x 10'10"

Double glazed window to rear and side elevations. Radiator. A comprehensive range of wall, base and drawer units with granite effect working surfaces over incorporating a stainless steel sink/drainer unit with mixer tap. Tiled splashback. Integrated four ring induction Zanussi hob with double oven below. Space for freestanding fridge/freezer. Space and plumbing for automatic washing machine. Built-in pantry/understate storage cupboard housing a wall mounted gas boiler. Door to the side elevation giving access to the driveway. Opening into:-

## Family Room

11'10" x 11'0"

Having multi-aspect windows to front, side and rear elevations. TV aerial point. Radiator. uPVC double glazed panelled door giving access to the rear garden.

## First Floor Landing

With doors to all rooms, access to loft space via loft hatch, double glazed window to side elevation. Door into:-

## Principal Bedroom

13'7" (into bay) x 12'5"

A spacious main bedroom which can easily accommodate a double bed. Double glazed bay window to front elevation. Radiator. Double glazed window to side elevation. TV aerial point.

## Bedroom Two

11'2" x 8'11"

Dual aspect double glazed windows to side and rear elevation. Radiator. TV aerial point.



### **Bedroom Three**

11'0" x 8'1"

A well proportioned third bedroom having dual aspect double glazed windows to front and side elevation. Built-in over stairs storage cupboard/wardrobe. TV aerial point.

### **Family Bathroom**

11'3" x 4'11"

A refitted family bathroom having double glazed window to side. Inset spot lighting. Partially tiled walls with complementary floor tiles. Shaver point. Heated towel rail. Four piece suite comprising of: a low-level pushbutton WC, a vanity hand wash basin with chrome mixer tap and tiled splash back, a panelled bath with mixer tap and a walk-in shower cubicle with glazed opening door housing a wall mounted mixer shower.



### **Detached Garage**

17'4" x 9'4"

With double doors to front, storage into roof apex, double glazed window to side, power and lighting.

### **Externally**

The front of the property is approached via a tarmac driveway leading to the garage in turn providing off-road parking for several vehicles. The property also benefits from an easy to maintain gravel section which can provide further parking and a well-stocked border home a number of shrubs and plants with retaining wall to front. Access to the rear, made via either side of the property.

The rear garden has a security light, a natural stone paved patio area providing ample space for garden furniture, a number of planters with steps which lead down to a laid to lawn with well-stocked borders to all sides, fenced boundaries, an outside garden store, water point and a further gravel section providing an ideal further seating area.

### **Council Tax Band**

The council tax band for this property is D.

### **NB: 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.

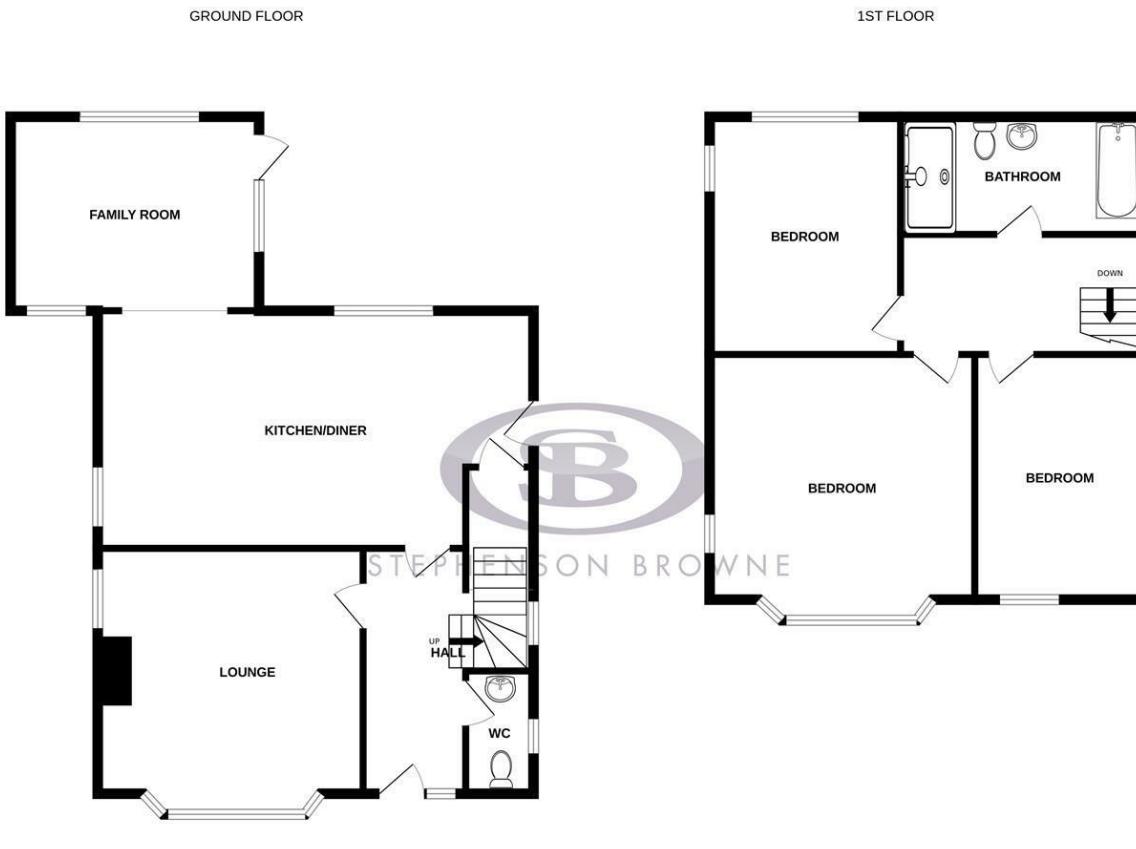
### **NB: Copyright**

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## Floor Plan



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 functioning can be given.  
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## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77
(81-91)	B	
(69-80)	C	
(55-68)	D	55
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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