



22 Sycamore Avenue

ST7 3SF

Guide Price £245,000



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STEPHENSON BROWNE

An extended three bedroom link-detached home in Rode Heath, offering spacious and flexible accommodation throughout!

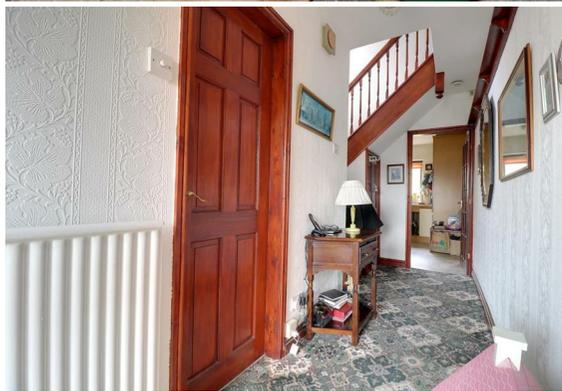
Ideal for families wishing to make the most of a village location which is close to schools, commuting links and the countryside, this home features sizeable rooms throughout. An entrance porch and entrance hallway leads to a spacious lounge, which benefits from an extension, leading into a dining room and kitchen with a separate utility room and a downstairs bathroom completing the ground floor.

Upstairs there are three bedrooms (bedrooms one and two benefiting from fitted wardrobes, bedroom three featuring a shower cubicle) as well as a separate upstairs W/C. Off road parking for several vehicles is provided via a paved driveway to the front of the property, with an adjoining single garage which features integral access via the Utility Room.

The property features gardens to the front and rear, which include lawned areas with mature border shrubs, whilst the rear garden comprises a patio area, lawn and mature border shrubs with a pond.

Situated on Sycamore Avenue, the property is perfectly placed for Rode Heath Primary School, which is quite literally around the corner from the property. Commuting links such as the M6, A500 and A34 are within each reach, whilst a number of walks at Rode Heath Rise and along the Trent & Mersey Canal are within close proximity.

An ideal family home is a superb location! Please contact Stephenson Browne to arrange your viewing.



Entrance Porch

Sliding front door, tiled flooring, timber framed door leading into;

Entrance Hall

Fitted carpet, ceiling light point, radiator, under stairs storage cupboard.

Lounge

16'4" x 14'5"

An extended lounge with fitted carpet, two timber framed double glazed windows, radiator, ceiling light point and two wall light points, feature fireplace - double sliding doors into;

Dining Room

11'2" x 10'9"

Fitted carpet, double glazed patio doors leading to the rear garden, ceiling light point, radiator.

Kitchen

10'9" x 8'9"

Vinyl tile effect flooring, timber framed double glazed window, ceiling light point, one and a half bowl stainless steel sink with drainer, wall and base units providing ample storage, integrated oven and gas hobs.

Utility Room

14'1" x 8'0"

Tiled flooring, timber framed single glazed window and rear door, door leading into the garage, Baxi gas central heating boiler.

Bathroom

10'3" x 4'5"

Timber framed single glazed window, tiled flooring, part tiled walls, downlights, radiator. W/C, wash basin with vanity unit, bath with overhead shower.

Landing

Galleried landing with fitted carpet, timber framed window, ceiling light point and loft access.

Bedroom One

10'9" x 10'0"

Fitted carpet, timber framed double glazed window, ceiling light point, radiator, fitted wardrobes.

Bedroom Two

10'4" x 10'1"

Fitted carpet, wooden framed double glazed window, ceiling light point, radiator, fitted wardrobes.

Bedroom Three

12'6" x 7'8"

(With some restricted head room) - Fitted carpet, timber framed double glazed window, ceiling light point, radiator, shower cubicle.



Upstairs W/C

8'0" x 2'5"

Fitted carpet, timber framed window, ceiling light point, radiator, W/C and wall-mounted wash basin.

Outside

To the front of the property is a paved driveway and lawned garden with mature border shrubs, whilst the rear garden features patio and lawned areas with shrubs and a pond.

Garage

An adjoining single garage with integral access into the Utility Room.

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

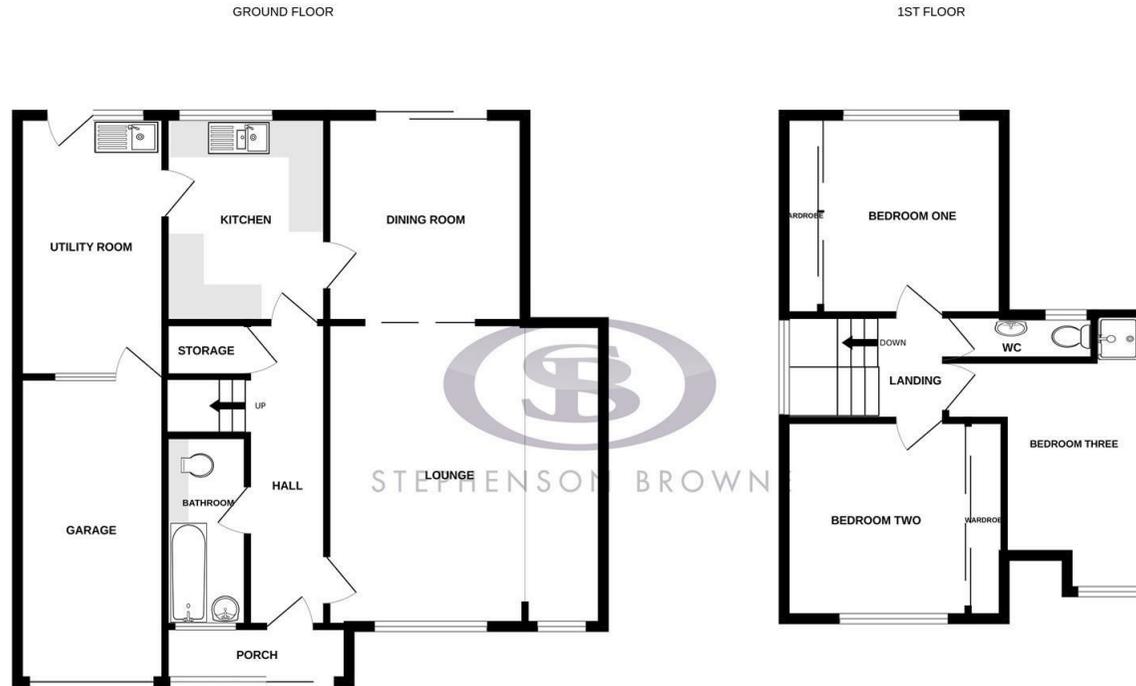
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NB: Land Registry

Please be advised that we have not been able to obtain an electronic copy of the title register with land registry through our due diligence process. This does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

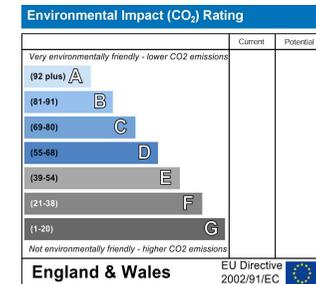
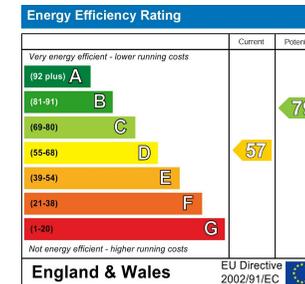


Floor Plan



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 efficiency can be given.
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Area Map



Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk