



## 7 Edwards Way

ST7 2YB

**Guide Price £305,000**



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STEPHENSON BROWNE

**NO ONWARD CHAIN** - Nestled in the sought-after location of Edwards Way, Alsager, this charming detached house offers a perfect blend of space, privacy, and convenience. Positioned close to the town and local schools, this property is ideal for a growing family looking for a sizeable home.

Upon entry, you will find a bright and airy hallway with access to ground floor rooms including a handy WC, fully fitted kitchen hosting a range of units and integral appliances, dining room and generous lounge offering sliding doors opening to the garden. To the first floor is an impressive principal bedroom, enjoying fitted wardrobes and it's own en-suite, two more double bedrooms, one also boasting fitted wardrobes and the other having useful over the stairs storage, and a fourth final single room. The family bathroom offers a three piece suite with over the bath shower.

One of the standout features of this property is the parking space for three vehicles, a rare find in this bustling area. The exceptionally private rear garden provides a tranquil retreat, perfect for relaxing or entertaining guests.

This property presents a fantastic opportunity for those looking to update and add their personal touch, allowing you to create the home of your dreams while still being able to move in right away.

With no onward chain, the process of making this house your own is made even smoother. Don't miss out on the chance to own this wonderful family home in a desirable location, call Stephenson Browne today to arrange your viewing!!



### **Hallway**

Having fitted carpet, ample sockets, two ceiling light fittings, coving to the ceiling, radiator, wall thermostat, stairs tot he first floor with under stairs storage below and doors to ground floor rooms, such as:

### **Lounge**

17'5" x 12'7"

With a feature electric fireplace and decorative mantle, fitted carpet, ample sockets, coving to the ceiling, two ceiling light fittings, two radiators, TV point, UPVC double glazed window to rear elevation, UPVC double glazed sliding doors opening to the garden and internal double doors opening to:

### **Dining Room**

11'0" x 8'1"

Having a UPVC double glazed window to rear, coving to the ceiling, ceiling light fitting, fitted carpet, ample sockets, radiator and door into:

### **Kitchen**

11'11" x 10'0"

Comprising of a range of wall, base and drawer units with granite style working surfaces over, tiled splashbacks and integral appliances including: one and a half sink with drainer, high level oven and microwave, four point electric hob with extractor over as well as having space/plumbing for a washing machine, dishwasher and fridge freezer. Having tiled flooring, inset spotlights, coving to the ceiling, radiator, ample sockets, UPVC double glazed window to front elevation, UPVC door with double glazed inserts opening to the side elevation, and internal door taking you back into the hallway.

### **WC**

Accessed via the hallway, with a push flush WC and wall mounted hand basin, tiled flooring and partly tiled walls, radiator, ceiling light fitting and UPVC double glazed obscure glass window to front elevation.

### **Landing**

With fitted carpet, ceiling light fitting, coving to the ceiling, doors to:

### **Principal Bedroom**

17'0" x 9'8" (max measurements)

A generous principal bedroom offering a UPVC double glazed window to rear elevation, inbuilt wardrobes with sliding doors, fitted carpet, coving to the ceiling, ceiling light fitting, inset spotlight, ample sockets, TV point and door into:



### **Ensuite**

5'11" x 5'5"

With a push flush WC, pedestal hand basin and large jet shower with dual shower heads, marble style panels and a glass screen. With tiled flooring, partly tiled walls, ceiling light fitting, coving to the ceiling, radiator and UPVC double glazed obscure glass window to front elevation.

### **Bedroom Two**

10'8" x 9'3"

Enjoying fitted wardrobes with sliding doors, fitted carpet, ample sockets, radiator, ceiling light fitting, coving to the ceiling and UPVC double glazed window to rear elevation.

### **Bedroom Three**

10'4" x 8'1"

Having inbuilt over the stairs recess ideal for storage, wood laminate style flooring, radiator, ceiling light fitting, coving to the ceiling and ample sockets.

### **Bedroom Four**

10'8" x 6'5"

With fitted carpet, radiator, coving to the ceiling, ceiling light fitting, ample sockets and UPVC double glazed window to rear elevation.

### **Family Bathroom**

7'4" x 5'5"

With a push flush WC, pedestal hand basin and panelled bath with electric shower over. With tiled walls and flooring, coving to the ceiling, UPVC double glazed obscure glass window to front elevation, radiator and ceiling light fitting.

### **Externally**

The front is approached via a brick paved driveway to suit approximately two cars, having lawn borders and decorative shrubs. There is access to the rear to the side elevation.

The rear offers a fantastically private garden, with paving, lawn and thick soil borders home to a variety of plants, shrubs and trees. A fence boundary surrounds the perimeter and there is a shed for storage.

### **Council Tax Band**

The council tax band for this property is E

### **NB: Tenure**

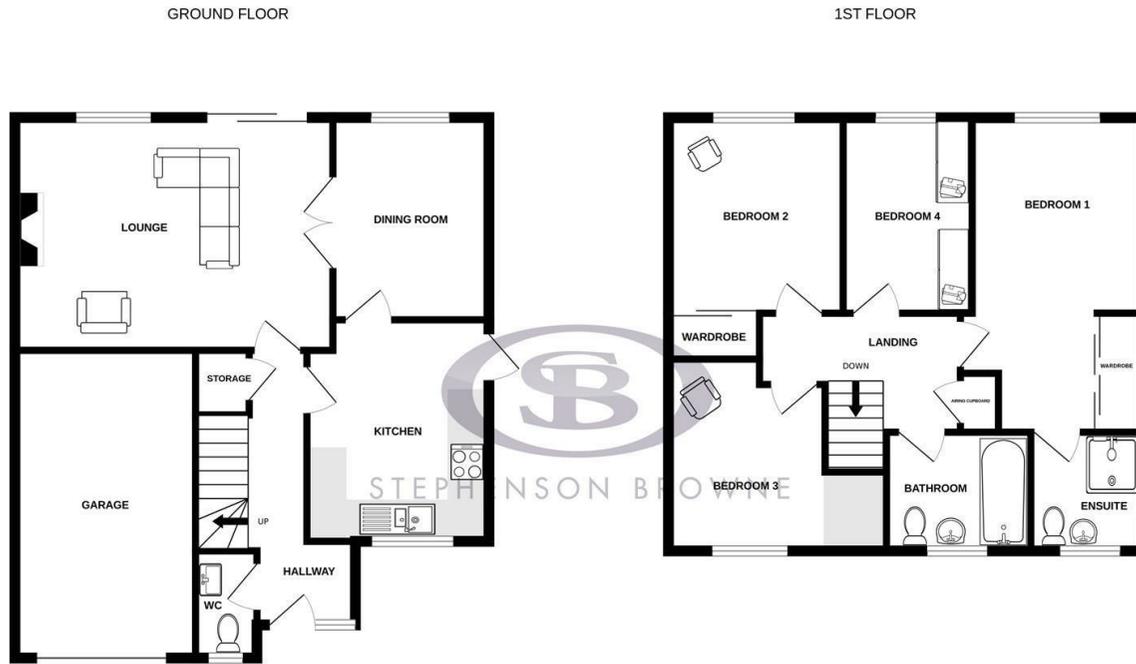
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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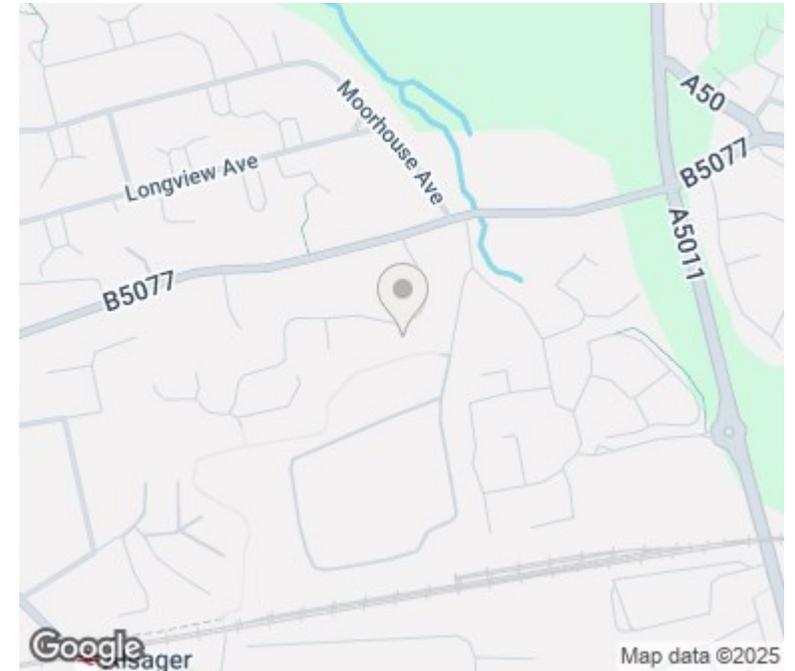


# Floor Plan



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 efficiency can be given.  
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# Area Map



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 83        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (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.

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

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