



**19 Hall Drive**

ST7 2UD

**Offers Over £250,000**



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STEPHENSON BROWNE

NO ONWARD CHAIN - Welcome to Hall Drive, a charming three bedroom detached family home positioned favourably within walking distance to Alsager Town, its amenities and local schooling!

Having been well cared for over the years, it is ready to move straight into whilst still offering scope to put your own stamp on, even boasting potential to extend (subject to relevant planning). Previously rented, the house comes with the added benefit of yearly boiler servicing and electric checks, giving you peace of mind regarding the maintenance of essential utilities.

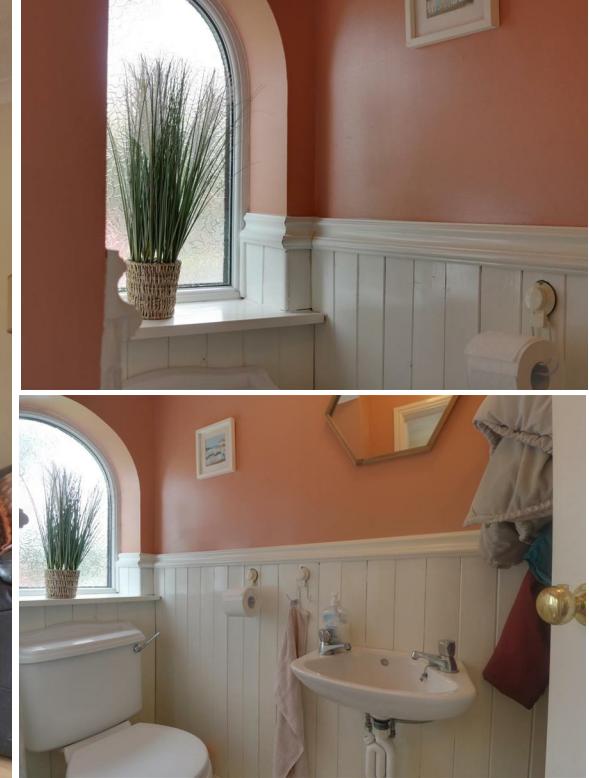
Upon entry, you will find a hallway, handy WC and a fantastic open plan lounge diner, enjoying a window to the front elevation, and French doors to the garden ensuring the room is flooded with natural lighting. The fully fitted kitchen offers a range of wall, base and drawer units, hosts integral appliances including oven, hob, extractor and sink, in addition to having the space / plumbing for a washing machine and fridge freezer.

To the first floor are three well proportioned bedrooms, with the principal being generous in size and enjoying its own en-suite, and the family bathroom provides convenience and comfort for your daily routines.

The property boasts a driveway as well as a garage, meaning parking will be no issue! With a spacious, private rear garden, you can enjoy outdoor activities or simply unwind in the tranquillity of your own green space.

This home comes with no onward chain, making the buying process a breeze, whether you're looking to settle down in a peaceful neighbourhood or seeking a place to raise a family, Hall Drive is sure to meet your needs.

Don't miss out on the opportunity to make this lovely house your new home. Contact Stephenson Browne today to arrange a viewing and avoid missing out!



## Hallway

With tiled flooring, radiator, ample sockets, wall thermostat, ceiling light fitting, stairs to the first floor, door into the lounge and access to:

## WC

With a push flush WC, wall mounted hand basin, half wall panelling, arched UPVC double glazed obscure glass window, tiled flooring and ceiling light fitting.

## Lounge

15'2" x 12'7"

Offering wood laminate effect flooring throughout, a gas feature fireplace with granite style surround and wooden mantle, coving to the ceiling, ceiling light fitting, wall mounted light fitting, radiator, ample sockets, UPVC double glazed obscure glass window to front elevation, door accessing the kitchen, and open plan to:

## Dining Room

10'9" x 7'7"

With a continuation of wood laminate effect flooring, ample sockets, wall light, ceiling light fitting, coving to the ceiling and UPVC double glazed French doors taking you out to the garden.

## Kitchen

10'9" x 8'1"

Comprising of a range of wall, base and drawer units with working surfaces over, tiled splash back and integral appliances such as: sink with drainer, oven, four point gas hob with extractor over, and having ample space for a fridge freezer as well as space/plumbing for a washing machine. With tile effect flooring, ceiling strip light, ample sockets, radiator, door accessing a handy under the stairs storage cupboard, UPVC double glazed window to rear elevation and door opening to the garden.

## Landing

With fitted carpet, UPVC double glazed obscure glass window to side elevation, loft access via hatch, door to airing cupboard and doors to all first floor rooms, including:

## Principal Bedroom

15'8" x 8'5"

A generous double bedroom with two UPVC double glazed windows to rear elevation, fitted carpet, radiator, ample sockets, ceiling light fitting and entry to:

## En-suite

Having a walk-in shower with speckled bathroom panelling surround and bi-folding door, hand basin with tiled splash back incorporated within inbuilt storage unit, ceiling light fitting, fitted carpet and UPVC double glazed obscure glass window to side elevation.



## **Bedroom Two**

9'11" x 8'7"

Another great double bedroom enjoying fitted carpet, ample sockets, ceiling light fitting, radiator and UPVC double glazed window to front elevation.



## **Bedroom Three**

7'3" x 7'1"

A third single bedroom with a UPVC double glazed window to front elevation, fitted carpet, radiator, ample sockets, ceiling light fitting and wall recess ideal for storage or wardrobe space.

## **Bathroom**

With a push flush WC, pedestal hand basin and panelled bath with hand held shower head. Having half tiled walls for splash back, UPVC double glazed obscure glass window to side elevation, radiator, ceiling light fitting, ceiling extractor and wall light.

## **Council Tax Band**

The council tax band for this property is D

## **NB: Tenure**

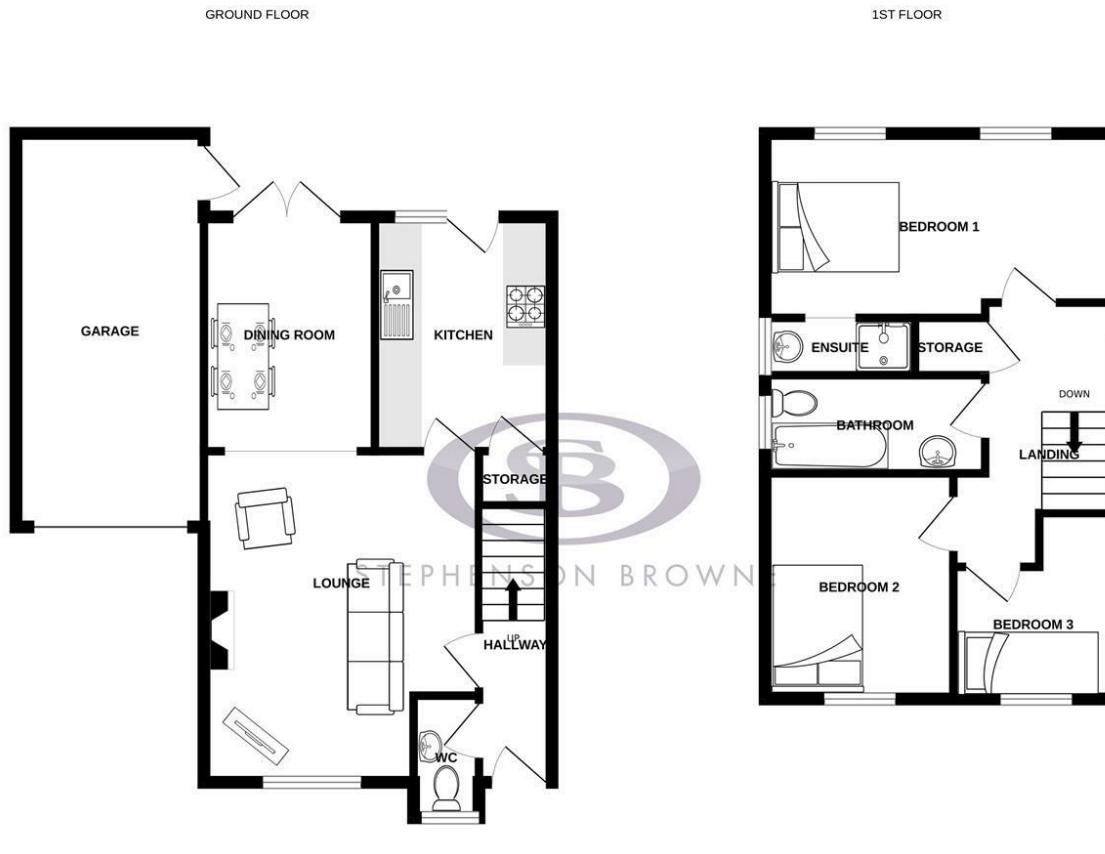
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

## **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 efficiency can be given.  
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## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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.

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