



7 Hope Street

ST7 8PX

Guide Price £159,950



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STEPHENSON BROWNE

NO CHAIN, PRIVATE GARDENS & WONDERFUL VIEWS TO TO THE REAR - A traditional, two double bedroom Victorian property situated within the confines of a quiet village in Staffordshire. The property has excellent road links to neighbouring towns and villages such as Audley, Crewe, Alsager and Newcastle with the a500 & M6 motorway within easy reach.

Accompanying the property are a number of features to note, some of which include: Recently decorated throughout, double glazing & gas central heating, feature fireplaces to both reception rooms, breakfast kitchen with French doors and an oven, hob and extractor. There is also a handy under-stairs storage cupboard.

Upstairs, there are two well-planned double bedrooms, with bedroom one being larger than average and enjoying built-in storage and a second bedroom with a pleasant views over the rear garden and beyond. In addition, there is an upstairs white, four piece bathroom suite, complete with enclosed shower and double-ended bath.

Step outside and you will find an enclosed rear garden, perfect for privacy and security with its private pleasant views over adjacent farmland and a sunny, westerly aspect.

Ideal for both first time buyers and investors alike, don't miss the opportunity to make this house your own. Contact the team on 01270 883130 today to secure your private viewing!

Accommodation

With a wall light and a wooden panelled entrance door, opening into:

Lounge

12'0" x 11'1" (3.677 x 3.393)

With double glazed window to front elevation, period coving, pendant light, radiator, TV point, wooden style flooring, ample power points and a feature fireplace with granite effect hearth and surround housing a gas living flame effect fire, door into:

Dining Room

13'1" x 11'1" (4.008 x 3.395)

With double glazed window to rear, pendant light, ample power points, radiator, stairs to first floor, TV point, a built-in understairs storage cupboard with lighting and shelving, a continuation of the wooden style flooring continued from the lounge, door into:

Breakfast Kitchen

15'4" (maximum) x 6'8" (4.689 (maximum) x 2.055)

With ceramic tiled flooring throughout, a glazed panelled door leading into the entry, uPVC double glazed French doors, leading out to the rear garden, inset spotlighting, a breakfast bar with a space for stools below, radiator, , double glazed window to side elevation, ceiling light, a range of wall, base and drawer units with granite style working surfaces over incorporating an inset one-and-a-half bowl sink/drainers unit with mixer tap and cupboard below, an integrated dishwasher, space and plumbing for automatic washing machine, a four ring electric hob with tiled splashback and extractor canopy over and oven below, space for freestanding fridge/freezer.

First Floor Landing

With doors to all rooms, pendant light, door into:





Bedroom One

14'0" x 12'0" (4.278 x 3.667)

An extremely generous principle room which can comfortably accommodate a king-size bed, with two double glazed windows to front elevation, telephone point, ample power points, radiator, pendant light, a built-in storage cupboard/wardrobe with shelving and access to loft space via loft hatch.

Bedroom Two

13'1" x 11'0" (3.999 x 3.361)

A well proportioned second double bedroom with pendant light, radiator, ample power points and double glazed window overlooking the rear garden with some fantastic views overlooking adjacent rolling countryside and working farmland.

Bathroom

With fully tiled walls and complimentary tile effect vinyl flooring, a chrome heated towel rail, double glazed uPVC window to rear elevation, and airing cupboard housing, the hot water cylinder, and the white four piece suite comprising of: l'll low-level WC, pedestal hand, wash basin with chrome mixer tap, a tiled double-ended bath with mixer tap plus a walk in corner, shower cubicle with glazed opening doors housing a wall mounted electric mixer shower.

Externally

The front of the property is approached via an easy to maintain slate section leading to the front door with a pleasant corner border with a number of colourful plants.



The rear garden enjoys an excellent degree of privacy and in a westerly aspect, with a water point, Staffordshire blue brick patio area providing ample space for garden furniture, a further raised decked seating area, security light, a brick-built barbecue, both retaining wall and fenced boundaries either side and an established lawned area with well stocked borders on three sides home to a wide range of mature trees shrubs and plants. At the foot of the garden there is a timber garden store.

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.

Council Tax Band

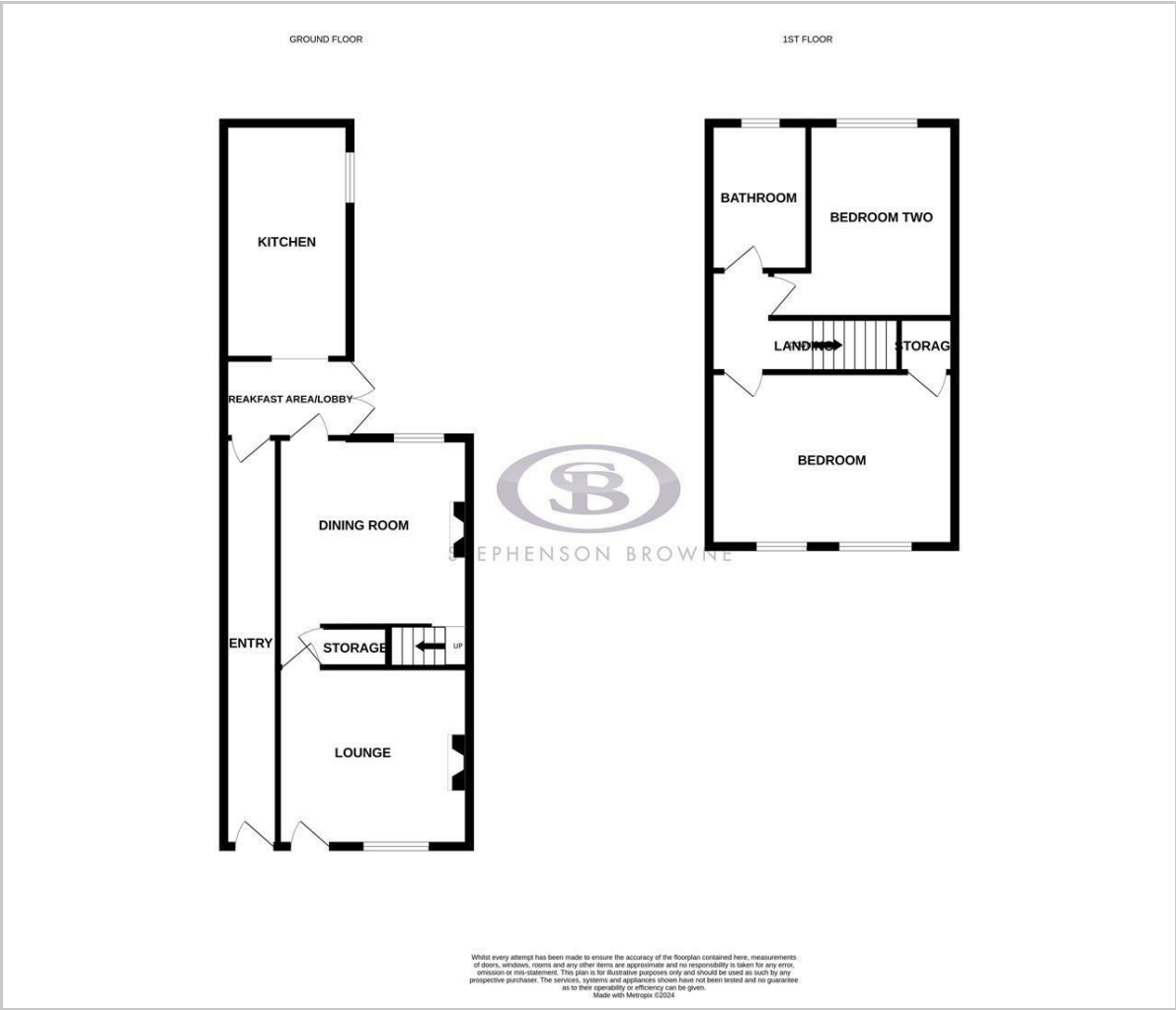
The council tax band for this property is A.

NB: Copyright

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Floor Plan



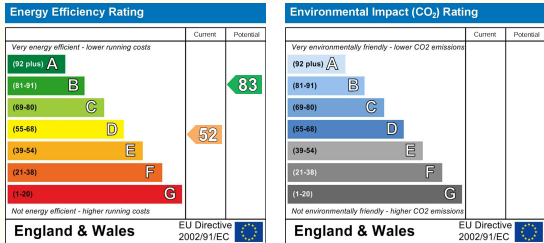
Viewing

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

Area Map



Energy Efficiency Graph



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