



**92 Beech Avenue**  
ST7 3JD  
**£235,000**



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STEPHENSON BROWNE

A three bedroom semi-detached home with a Conservatory, garage and a huge rear garden!

A fantastic opportunity to purchase a well-proportioned family home with a very generous rear garden, in an ideal spot within Rode Heath!

An entrance hallway leads to the lounge, with a full-width kitchen/diner leading to the Conservatory, whilst upstairs there are three bedrooms and the family bathroom. Off-road parking is provided via a paved driveway and a single garage, but the real surprise here is the rear garden - backing onto greenery and offering an excellent degree of privacy, the garden is much larger than you may expect and ideal for families!

Situated in an excellent location on Beech Avenue, the property is perfectly placed for Rode Heath Primary School, which is within easy walking distance. Commuting links such as the M6, A500 and A34 are within easy reach, whilst a number of walks at Rode Heath Rise and along the Trent & Mersey Canal are also nearby.

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



## Entrance Hall

Composite front door, laminate flooring, radiator, ceiling light point.

## Lounge

15'4" x 12'4"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

## Kitchen/Diner

15'4" x 10'3"

Maximum measurements - Tiled flooring, two UPVC double glazed windows and door leading into the Conservatory, ceiling light point and ceiling strip light, radiator, stainless steel sink with drainer, wall and base units providing storage, space and plumbing for appliances, under stairs storage cupboard.

## Conservatory

12'6" x 9'7"

Tiled flooring, UPVC double glazed windows and door leading to the rear garden, ceiling light point, radiator.

## Landing

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, loft access.

## Bedroom One

14'4" x 8'5"

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

## Bedroom Two

9'6" x 8'6"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

## Bedroom Three

10'1" x 6'8"

Maximum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, storage cupboard.

## Bathroom

6'6" x 5'6"

Tiled flooring, UPVC double glazed window, downlights, chrome towel radiator, tiled walls, W/C, wash basin with vanity unit, bath with overhead shower.

## Outside

To the front of the property is a paved driveway with a lawn and border hedge, whilst the very generous rear garden features a brick paved patio and a lawn with a storage shed. Offering an excellent degree of privacy and backing onto greenery, this garden must be seen to be fully appreciated!



## Garage

A single garage with Up and Over garage door, with UPVC double glazed side access.

## Council Tax Band

The council tax band for this property is C.

## NB: Tenure

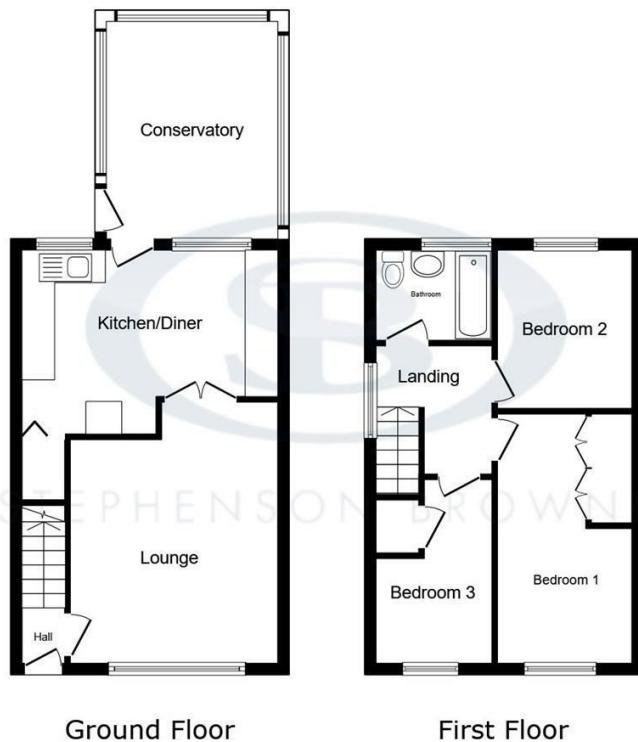
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

## NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

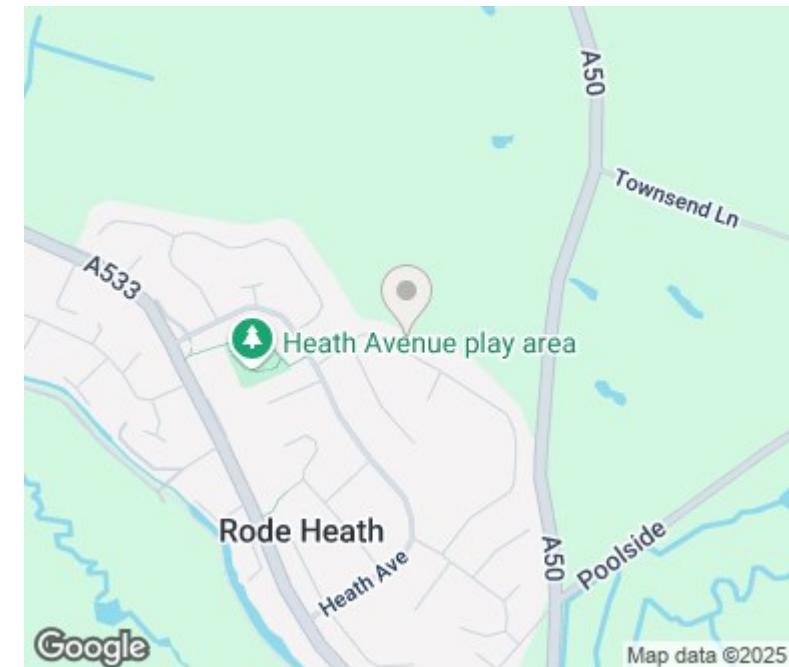


## Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		76
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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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