



**351 Bemersley Road**

ST6 8UL

**Offers Over £200,000**



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STEPHENSON BROWNE

A beautifully presented THREE DOUBLE BEDROOM mid-terraced home in a gorgeous countryside position, benefiting from off-road parking and a sizeable rear garden!

Occupying an excellent position within the hamlet of Ridgway (between Brown Edge and Bemersley Green/Brindley Ford), this fantastic family home offers well-proportioned accommodation throughout and would make an ideal first time buy or family home.

Benefiting from a lounge (with a multi-fuel burner) and a separate dining room, the ground floor also features a kitchen and the family bathroom, with two double bedrooms on the first floor and a sizeable third bedroom on the second floor. There is also a useful laundry/utility room adjoining the rear of the property, with a double glazed door, power and plumbing for appliances.

Directly to the rear of the property is paved yard, but the real surprise here is the area beyond the rear accessway, which includes a brick-paved driveway with space for two vehicles (side by side), and a very generous garden with lawned and graveled areas, backing onto greenery and countryside!

Situated in Ridgway, between Brindley Ford/Bemersley Green and Brown Edge, the property is nestled amongst countryside and occupies a prime rural position, whilst maintaining close transport links to Stoke-on-Trent, Leek and Biddulph. There is also a bridle path near to the rear garden which accesses Chatterley Whitfield Country Park, ideal for dog owners or those who simply enjoy country walks!

A rare opportunity for rural living whilst remaining close to amenities and transport links! Please contact Stephenson Browne to arrange your viewing.

**\*\*PLEASE NOTE - There is no gas supply to the property, with all appliances electric-only. This includes a remote-controlled heating system with electric radiators\*\***



### **Lounge**

13'11" x 11'9"

Composite front door, UPVC double glazed window, ceiling light point, radiator, multi-fuel burner, wooden flooring.

### **Dining Room**

12'2" x 10'9"

Wooden flooring, UPVC double glazed French doors, ceiling light point, radiator, storage cupboard.

### **Kitchen**

10'6" x 6'10"

Tiled flooring, UPVC double glazed window, ceiling light point, radiator, stainless steel sink, tiled splashback, integrated oven, hobs, cooker hood, space and plumbing for appliances.

### **Rear Hall**

Tiled flooring, composite stable-style rear door, ceiling light point, storage cupboard.

### **Bathroom**

7'7" x 6'11"

Vinyl Herringbone-style flooring, UPVC double glazed window, ceiling light point, radiator, tiled walls, W/C, pedestal wash basin, bath with overhead shower.

### **Landing**

Fitted carpet, two ceiling light points, access to stairs leading to Bedroom Three on the second floor.

### **Bedroom One**

13'11" x 9'6"

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

### **Bedroom Two**

12'3" x 8'7"

Minimum measurement to Fitted Wardrobes - Fitted carpet, UPVC double glazed window with views onto fields to the rear, ceiling light point, radiator, storage cupboard.

### **Bedroom Three**

12'9" x 12'7"

Fitted carpet, UPVC double glazed window and skylight, downlights, radiator, eaves storage - views onto fields to the rear.

### **Laundry Room**

Adjoining the rear of the property next to the yard, is a very useful laundry/utility room, benefiting from a double glazed door, power and plumbing for appliances.



### **Outside**

The property is forecourted to the front, whilst to the rear is a yard and a further large garden with mostly laid to lawn and gravel, as well as a brick-paved driveway providing side-by-side parking for two vehicles.

### **Council Tax Band**

The council tax band for this property is A.

### **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.

### **Alsager AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



# Floor Plan

351 Bemersley Road, Brown Edge, ST6 8UL



Total floor area: 102.9 sq.m. (1,108 sq.ft.)

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



# 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		52	
(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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