



## 3 Burnwood Grove

ST7 4XY

£230,000



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C



STEPHENSON BROWNE

A spacious three bedroom end-townhouse in a quiet cul-de-sac position, featuring **THREE RECEPTION ROOMS** including a family room and Conservatory to the rear!

An ideal first time buy or family home, this well-proportioned home also benefits from an en-suite shower room to the principal bedroom.

An entrance hallway leads to the sizeable lounge, with a dining room opening into the kitchen, which in turn accesses the family room - currently used as an office, this versatile space could be a fourth bedroom, playroom or games room if desired! Completing the ground floor is the Conservatory to the rear. Upstairs, there are three generous bedrooms and the family bathroom, with the principal bedroom including fitted wardrobes and an en-suite shower room.

Off-road parking is provided via two driveways to the front and side of the property (one brick paved, one tarmac), whilst the fully enclosed rear garden features patio and lawned areas with a slate border. An ideal space for families with children and/or pets to enjoy the best of the summer weather!

Situated in a quiet cul-de-sac position within Kidsgrove, this home is close to a number of walks and parks, with Birchenwood Playing Fields only a short distance away, with a number of play areas also nearby. Several schools are within easy reach, including Dove Bank Primary School, Kidsgrove Primary School and The Kidsgrove Secondary School, whilst commuting routes such as the M6, A500 and A34 easily accessible.

A deceptively spacious family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



### **Entrance Hall**

Composite front door, UPVC double glazed window, laminate flooring, ceiling light point, space for coats/shoes etc.

### **Lounge**

16'11" x 13'5"

Maximum measurements - Laminate flooring, UPVC double glazed window, two ceiling light points, feature fireplace, two radiators.

### **Dining Room**

8'7" x 8'0"

Laminate flooring, UPVC double glazed French doors leading to the Conservatory, ceiling light point, opening into;

### **Kitchen**

13'6" x 8'0"

Maximum measurements, narrowing to 1.753m - Laminate flooring, two UPVC double glazed windows, downlights, loft access, radiator, tiled splashback, one and half bowl sink with drainer, wall and base units, integrated hobs, double oven, space and plumbing for appliances.

### **Conservatory**

10'2" x 8'8"

Tiled flooring, UPVC double glazed windows and rear door, ceiling light point.



### **Family Room / Bedroom Four**

17'6" x 7'9"

A versatile space which could serve as a fourth bedroom, office, playroom or games room - Laminate flooring, UPVC double glazed window, two ceiling light points, radiator.

### **Landing**

Fitted carpet, ceiling light point, radiator, loft access.

### **Bedroom One**

13'4" x 11'8"

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



### **En-Suite**

7'0" x 4'8"

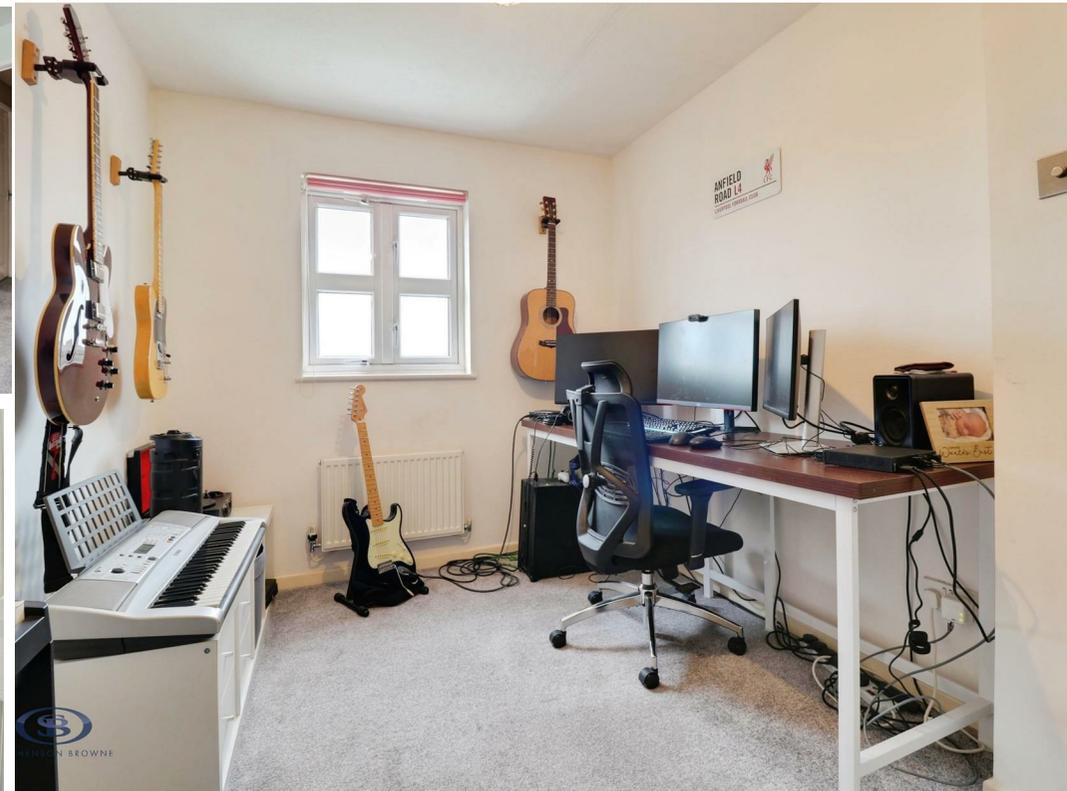
Tiled flooring, tiled walls, UPVC double glazed window, downlights, extractor fan, chrome towel radiator, W/C, wash basin with vanity unit, walk-in shower.



### **Bedroom Two**

11'2" x 7'10"

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



### **Bedroom Three**

11'1" x 7'9"

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

### **Bathroom**

7'1" x 5'4"

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

### **Outside**

To the front of the property are two driveways (one brick paved and one tarmacadam) providing off-road parking, with a slate garden area and mature shrubs. The fully enclosed rear garden features patio and lawned areas with a slate border, ideal for families looking to enjoy the best of the summer weather!

### **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.

### **Alsager AML Disclosure**

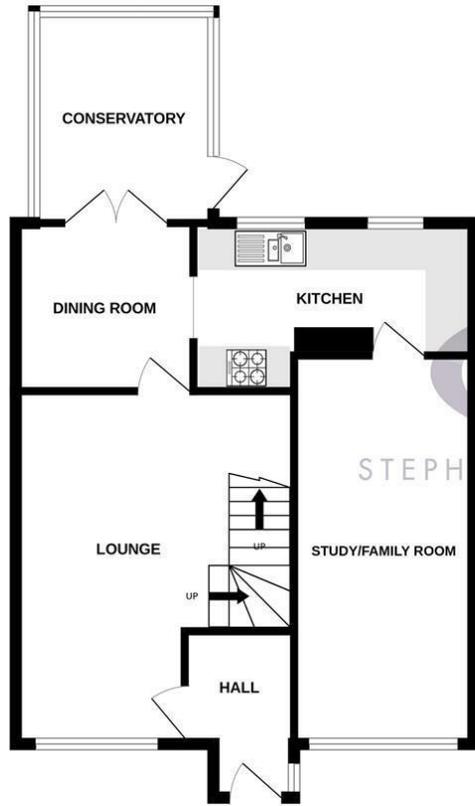
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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

# Area Map

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	85

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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