



37 Crewe Road

ST7 2EY

Guide Price £699,950



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STEPHENSON BROWNE

**INTERACTIVE VIRTUAL TOUR AVAILABLE
** FABULOUS VIEWS BACKING ONTO
ALSAGER MERE! 'Ellerslie' is a stunning, FIVE RECEPTION, FOUR BEDROOM DETACHED Victorian property situated on Crewe Road. Full of history, characterful features and enjoying a fabulous position with the rear garden backing onto Alsager Mere! Having been owned by only three previous families, it is evident the property has been cared for and well loved throughout the years. Ellerslie has recently undergone a major refurbishment including a new roof, sash casement windows and central heating system.

Accompanying this stunning home are an array of fantastic traditional features, some of which include: a porch opening into the sizeable hallway via original Victorian door housing unique stained glass window inserts. The hallway enjoys Minton tiled flooring throughout and provides access into the beautiful, generously sized lounge, having characteristics such as the feature fireplace, coving, ceiling rose, and bay window, allowing the natural light to flood through. Also to the ground floor you will find a second reception room with dual aspect windows, and a third containing multi fuel log burner, which leads into fully fitted kitchen. Both of these rooms appreciate the attractive coving and ceiling roses, like the lounge, all different in style and décor.

The country style kitchen hosts a range of wall, base and drawer units with integrated appliances. This leads into two further reception rooms, giving you even more opportunity to live flexibly. The room has UPVC French doors opening onto the rear garden, access to a downstairs cloak room and has a spiral staircase to a further room, which has a Juliette balcony overlooking the garden and Mere views. To the first floor, Ellerslie maintains grandeur style having an impressively spacious master bedroom to the front elevation, with a large bay window, ensuite shower room and fitted wardrobes.



Summary Continued...

In addition to the Master, you will find bedroom two, boasting dual aspect windows to front and rear elevations, and bedroom three and four, both with views over looking the Mere. Concluding the upstairs is a fully tiled family bathroom with three piece suite, including a double ended spa bath and wall mounted monsoon shower.

Externally, the property is just as impressive, with a tarmac driveway to fit up to three cars and access to the side courtyard.

A real star attraction, the rear garden is laid out over various levels giving you multiple spaces to enjoy. There is pathway leading you to a large decked area and wooden jetty enjoying direct access onto ALSAGER MERE.

So once you have viewed our interactive virtual tour, contact ourselves at Stephenson Browne today to book your viewing on this wonderful, wonderful home.

Porch

With UPVC double glazed door, quarry tiled flooring leading to the unique panelled door with original stained glass window inserts opening into...

Hallway

Boasting original Minton tiled flooring throughout, stairs to first floor with solid oak balustrade with acorn finials and under stairs storage cupboard, ample sockets, radiator, UPVC double glazed obscure glass window to rear elevation, pendant light fitting, intricate corniced archway and access to...

Lounge

15'5" x 13'10"

Possessing impressively high ceilings, a beautiful feature fireplace with wooden mantle and tiled surround, large bay window with replica Sash UPVC windows to the front elevation, two radiators, decorative coving to ceiling, ceiling rose, single pendant light fitting, two wall mounted light fittings and newly fitted carpet.

Dining Room

14'0" x 12'11"

Enjoying a dual aspect with UPVC double glazed windows to front and rear elevations, decorative coving to the ceiling, ceiling rose, single pendant light fitting, original wood flooring, radiator and ample sockets.

Breakfast Room

14'4" x 13'11"

A bright and airy room with UPVC double glazed window to side elevation, cast iron multi-fuel log burner inset within chimney breast, tiled flooring, coving to the ceiling, ample sockets, radiator and single pendant light fitting, leading into...

Kitchen

13'10" x 8'6"

Comprehensively equipped with a range of wall, base and drawer units enjoying a high quality finish with under counter lighting, with wood effect working surfaces over and integrated appliances such as: one and a half sink with drainer, extractor, fridge, freezer, dishwasher, washing machine and tumble dryer.

Having a continuation of tiled flooring to match the breakfast room, space for a large double stove, part tiled walls creating a splash back above the units, radiator, double glazed windows to side elevations and door accessing...

Garden Room

14'0" x 12'11"

Currently used a dining room yet hosting a great deal of potential for other uses such as a play room, separate annex or even as a business from home! A delightfully bright room enjoying UPVC double glazed French doors to rear elevation opening onto the garden and having views of Alsager Mere, UPVC door with obscure glass insert opening to the side courtyard, oak effect flooring, spotlighting, cast iron hardwood spiral staircase leading to the upstairs space and door into...

Cloakroom

Comprising of a low level push flush WC, wall mounted hand basin, part tiled walls, single pendant light fitting, wood effect flooring and wall extractor.



Office/Snug

13'0" x 12'5"

Having traditional style beams to the ceiling, two flush light fittings, wood flooring, storage cupboard, radiator, ample sockets and Juliette balcony with iron railing, looking over the garden and Alsager Mere. Having a wide variety of uses, whether that's an office, extra sitting room or again, to be used as a teenager suite incorporating the downstairs too.

Landing

With ample space to install to potential attic conversion. Having solid oak balustrade enjoying three original wooden acorn finials, decorative coving to the ceiling, fitted carpet, a UPVC double glazed window with obscure glass insert to side elevation and doors to all first floor rooms, including...

Master Bedroom

12'11" x 11'10" (to fitted wardrobes)

Boasting fitted wardrobes stretching alongside a side elevation wall. With fitted carpet, large bay window with replica sliding sash UPVC windows to the front elevation, ample sockets, single pendant light fitting, coving to the ceiling and door into...

Ensuite

Comprising of a low level push flush WC, hand basin with mixer tap incorporated within fitted storage unit and walk in shower with wall mounted Mira shower, tiled surround and glass sliding shower door/screen. With vinyl flooring, tiled walls, UPVC double glazed obscure glass window to side elevation and inset spot lights.

Bedroom Two

14'2" x 12'11"

Enjoying a dual aspect with UPVC double glazed windows to front and mock sash to rear elevations, original wood flooring, coving to the ceiling, single pendant light fitting, two wall light fittings, ample sockets and radiator.

Bedroom Three

11'8" x 10'6"

Having original wood flooring, UPVC double glazed sash style window to side elevation, radiator, ample sockets and single pendant light fitting.

Bedroom Four

11'5" x 7'6"

With fitted carpet, radiator, ample sockets, UPVC double glazed window to side elevation, single pendant light fitting

Family Bathroom

8'0" x 5'10"

Comprising of a three piece suite including low level push flush WC, hand basin with mixer tap incorporated within fitted storage unit and double ended spa bath with central taps, having a wall mounted monsoon style shower, tiled surround and glass shower screen. With heated towel rail, vinyl flooring, spotlighting and UPVC double glazed frosted window to rear elevation.

Externally

The front comprises of a tarmac drive suitable for three cars, with brick wall boundaries and shrubs to give privacy and wooden gate leading to side courtyard. The courtyard is paved, with access to the detached garage and enough space for seating/table area.

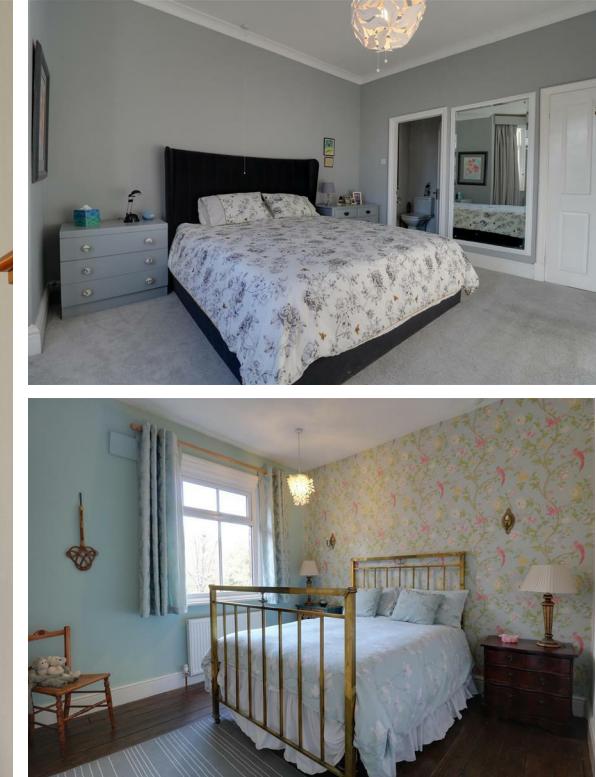
Having private access to Alsager Mere is highly sought after! The newly added Summer House sits in a prominent position to enjoy those spectacular views and once the sun sets, the numerous external sockets that line the path to the Mere help to provide ambient lighting. Additionally, an electric pump can be used to irrigate the garden when needed.

Council Tax Band

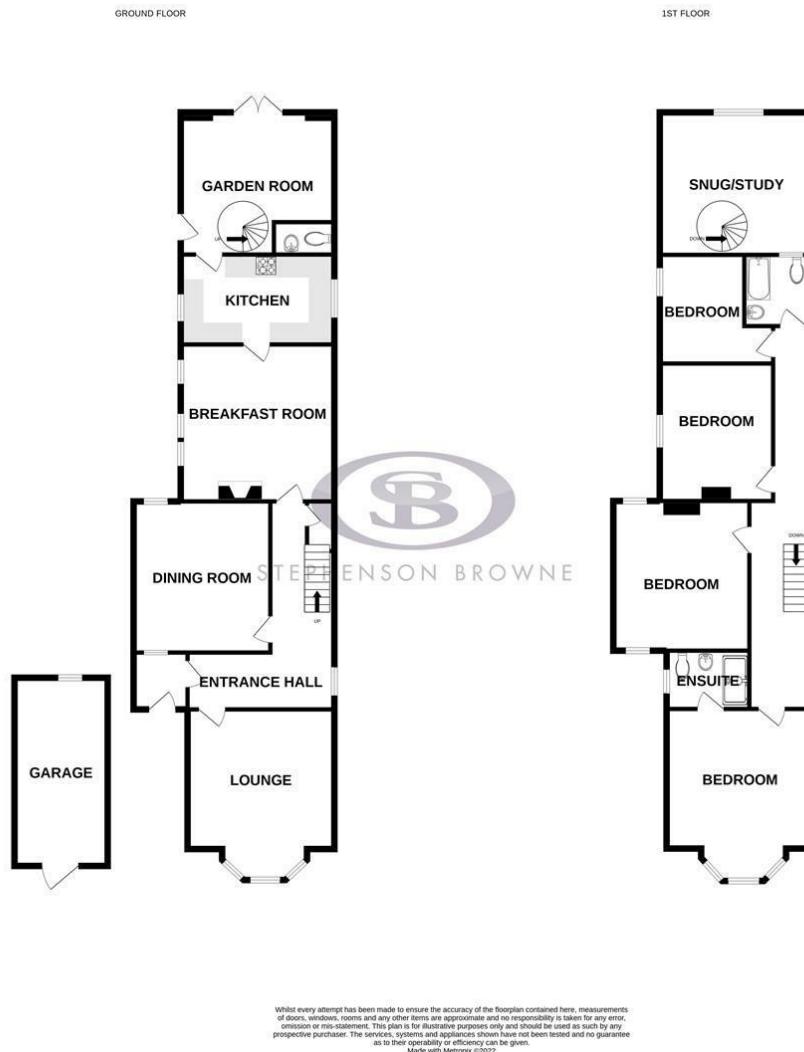
The council tax band for this property is F.

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Floor Plan



Area Map



| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 78 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | 57 |
| (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 ₂) Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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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