



**196a Crewe Road**  
ST7 2JF  
**£800,000**



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STEPHENSON BROWNE

EXECUTIVE FAMILY HOME - CLOSE TO ALSAGER CENTRE & SCHOOLING - A fine example of a four bedroom detached family residence set back from the road, enjoying an enviable size plot and conveniently positioned close to Alsager Town Centre and its many amenities. The property has been lovingly cared for by the current owners, having been constructed by themselves in 1992 and coming to the market for the first time!

In brief the property comprises: Entrance hall, downstairs WC having storage cupboard, dual aspect lounge, dining room leading into a conservatory, kitchen diner having a range of fitted appliances and a utility room. To the first floor, the principal suite has its own en-suite shower room and fitted wardrobes, a further three double bedrooms all of which having fitted wardrobes, and a four piece family bathroom suite.

Externally the property benefits from a detached double garage, generous landscaped gardens to the front and rear and spacious patio areas perfect for outside dining and entertaining.

Internal inspection will reveal well planned accommodation of deceptive proportions throughout in EXCELLENT decorative order. Early viewing is highly recommended to fully appreciate the properties appealing location, true size and standard of finish.



### Entrance Hall

Wood panelled entrance door having glazed frosted insets. Double glazed window to the side elevation. Two single panel radiators. Stairs to the first floor. Doors to all rooms.

### Downstairs WC

5'1" x 5'1"

Two piece suite comprising a low level WC with push button flush and a pedestal wash hand basin. Storage cupboard. Double glazed frosted window to the side elevation.

### Lounge

20'2" x 12'6"

Double glazed bay window to the front elevation and double glazed window to the rear elevation. Adam's style fireplace housing living flame gas fire. Two double panel radiators. Two TV aerial points. Telephone point.

### Dining Room

11'4" x 10'4"

Single panel radiator. Double glazed French doors into:-

### Conservatory

9'6" x 12'6"

Double glazed windows all round. Double glazed door opening to the rear garden. Electric wall mounted radiator.

### Kitchen Diner

19'10" x 10'10"

Range of wall, base and drawer units with granite work surfaces over incorporating a stainless steel single drainer sink unit with drainer and mixer tap. Integrated undercounter fridge and freezer. Integrated dishwasher. Integrated double oven with five ring gas hob having extractor canopy over. Double panel radiator. Double glazed windows to the rear and side elevations.

### Utility Room

7'2" x 6'11"

Wall, base and drawer units with work surfaces over incorporating a Belfast sink with mixer tap. Wall mounted gas central heating boiler. Space and plumbing for a washing machine and space for a dryer. Double glazed frosted window to the side elevation. Wood panelled door having double glazed frosted insets opening to the rear garden.

### First Floor Landing

Doors to all rooms. Storage cupboard housing the hot water cylinder. Single panel radiator. Double glazed window to the front elevation.



## Principal Bedroom

11'3" x 12'7"

Double glazed window to the rear elevation. Range of fitted bedroom furniture including dressing table with drawers and fitted wardrobes with hanging rails and shelving. Single panel radiator. Door into:-

## En-Suite

6'5" x 5'10"

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below. Double glazed window to the front elevation. Single panel radiator. Tiled walls. Inset spotlighting. Shaved point. Light-up mirror.

## Bedroom Two

10'6" x 11'6"

Single panel radiator. Double glazed window to the rear elevation. Range of fitted bedroom furniture comprising dressing table with drawers and wardrobes with hanging rail and shelving.

## Bedroom Three

9'6" x 10'11"

Single panel radiator. Double glazed window to the rear elevation. Range of fitted bedroom furniture comprising dressing table with drawers and wardrobes with hanging rail and shelving.

## Bedroom Four

14'2" x 7'0"

Single panel radiator. Double glazed window to the front elevation. Fitted wardrobes with hanging rail and shelving. TV aerial and telephone points.

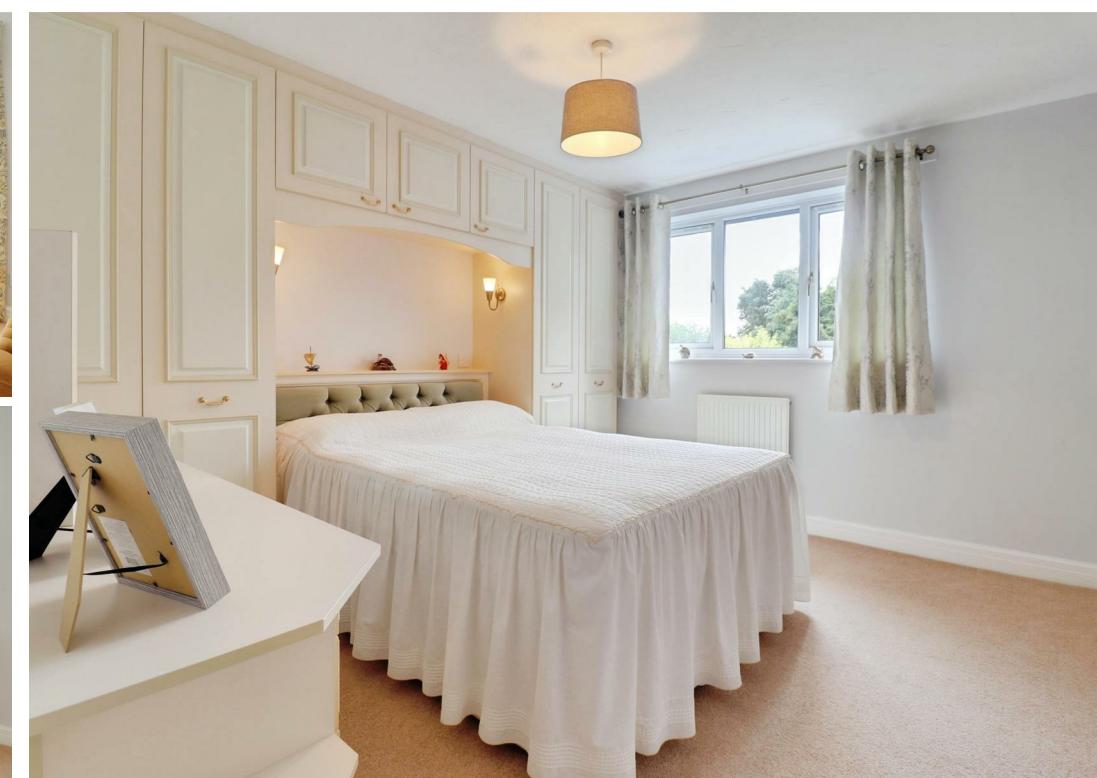
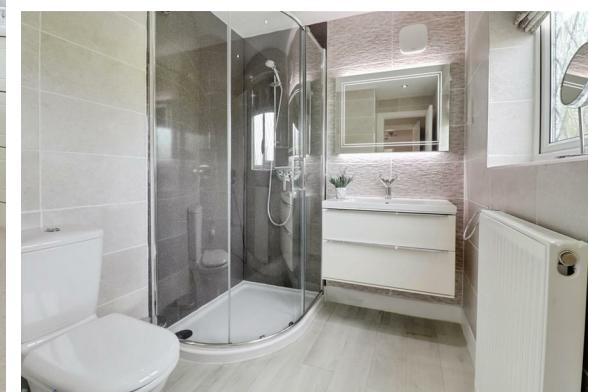
## Family Bathroom

9'11" x 6'7"

Four piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap, bath with mixer tap having rinser attachment and a bidet. Double glazed frosted window to the side elevation. Heated towel rail. Inset spotlighting. Half tiled walls.

## Externally

The property is set back from the road behind mature hedged boundaries to all sides, being mainly laid to lawn with well stocked borders housing a variety of trees, shrubs and plants. A long sweeping tarmac driveway provides ample off road parking for numerous vehicles. Outside lights. Paved pathway to either side of the property with access gates to the rear garden. Paved patio area providing ample space for garden furniture. Mainly laid to lawn with stocked borders housing a variety of trees, shrubs and plants. Fenced boundaries.



**Double Garage**

18'6" x 17'0"

Two up and over doors to the front. Wood panelled courtesy door to the rear. Double glazed frosted window to the side elevation. Power and lighting.

**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 F.

**Alsager AML Disclosure**

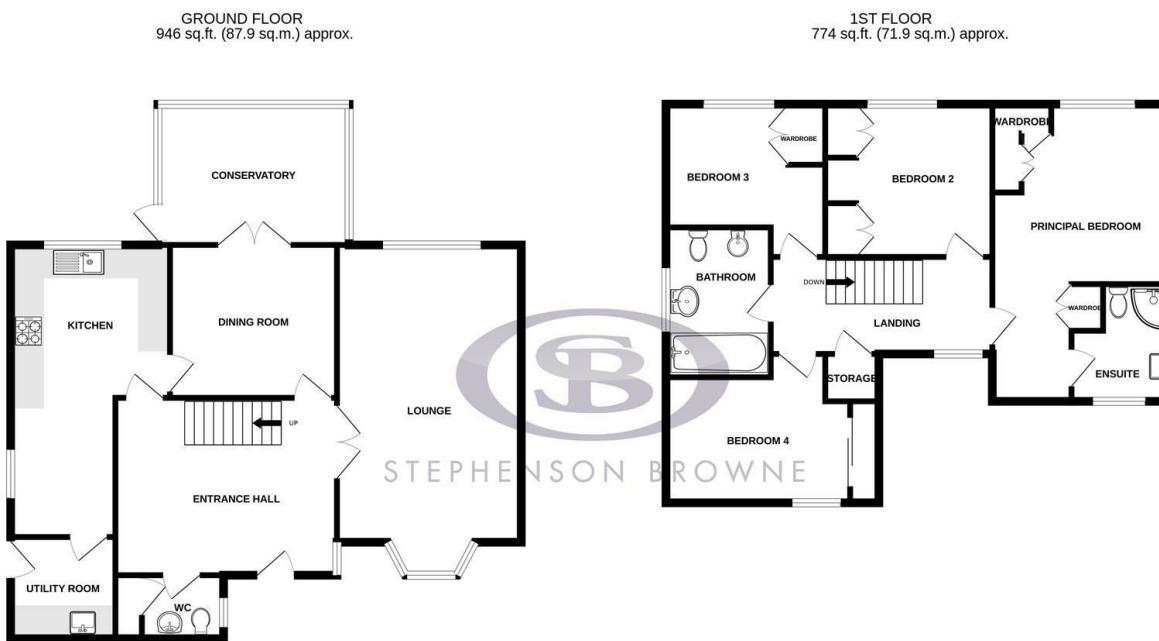
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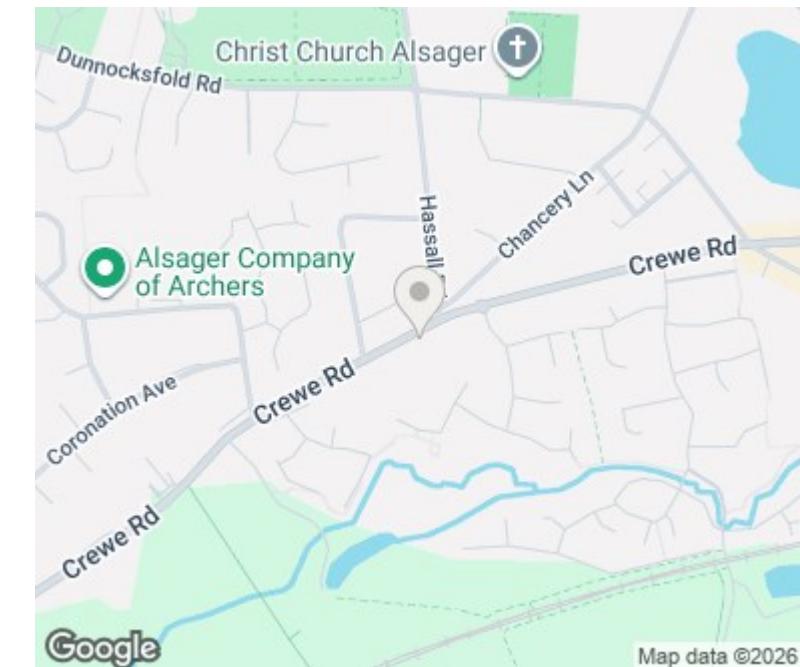
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## Floor Plan



## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	75
(81-91)	B	67
(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	

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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