



3 Woodland Road

ST7 3TJ

Guide Price £225,000



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STEPHENSON BROWNE

SOUGHT AFTER LOCATION - Woodland Road is an excellently well proportioned **THREE BEDROOM SEMI DETACHED** located in the ever popular Rode Heath, close to canal side walks and just a short distance from Alsager town, along with it's many amenities and schools.

In brief, this well presented home comprises of a well planned accommodation, including a handy front porch that leads you into the hallway. The sizeable lounge diner is welcoming and bright, thanks to the front facing bay window and the French doors to the rear elevation, whilst also hosting a feature fireplace allowing you to still create a cosy environment. The kitchen details a range of wall, base and drawer units with working surfaces over and integrated appliances such as sink with drainer, oven with four point hob and extractor over, fridge freezer, dishwasher and having the space/plumbing for a washing machine.

To the first floor is a spacious landing with access to the two double bedrooms, additionally a good size single and modern family bathroom.

You are presented with plenty of storage throughout, with cupboards to bedroom one, and three as well as under the stairs.

This property on Woodland Road sits on a generous plot, offering invaluable off road parking via a driveway for approximately two cars, as well as a garage, and boasting a good size, yet easy to maintain rear garden.

A highly notable feature is the solar panels which were installed on the rent a roof scheme, meaning there are no electricity bills to pay.

To truly appreciate what this brilliant home has to offer, viewings come highly recommended! Call Stephenson Browne today to arrange yours!

Porch

With tiled flooring, UPVC double glazed windows to all elevations, door into...

Hallway

Having wood effect flooring, vertical wall radiator, ceiling light fitting, ample sockets, stairs to the first floor with wooden spindle bannister and under stairs cupboard, door into...

Lounge

14'0" x 11'11" (4.291 x 3.644)

Enjoying UPVC double glazed bay window to the front elevation, central pebble styled feature fireplace, wood effect flooring, ample sockets, TV point, radiator, coving to the ceiling, ceiling light fitting and open plan archway to...

Dining Room

8'7" x 7'0" (2.632 x 2.153)

With a continuation of wood effect flooring, radiator, ample sockets, ceiling light fitting and UPVC double glazed window opening to the rear garden.

Kitchen

Comprising of a range of wall, base and drawer units with working surfaces over, with integrated appliances such as sink with drainer, oven with four point hob and extractor over, fridge freezer, dishwasher and having the space/plumbing for a washing machine. Having tiled flooring, complimentary tiled splash backs, spotlighting, ample sockets, serving hatch looking through to the dining area, UPVC double glazed window to the rear elevation and UPVC door with double glazed insert opening to the garden.





Landing

With UPVC double glazed obscure glass window to the side elevation, fitted carpet, radiator, ceiling light fitting, loft access via hatch and entry to all first floor rooms, including...

Bedroom One

12'10" x 10'0" (3.919 x 3.069)

A good size principle bedroom with fitted carpet, radiator, ample sockets, ceiling light fitting, UPVC double glazed window to front elevation and door to storage.

Bedroom Two

11'0" x 10'0" (3.357 x 3.055)

An equally generous double bedroom with a UPVC double glazed window overlooking the garden, radiator, fitted carpet, ample sockets and ceiling light fitting.

Bedroom Three

9'9" x 7'11" (2.986 x 2.429)

With spotlighting, fitted carpet, radiator, ample sockets, UPVC double glazed window to front elevation, handy over the bed fitted storage cupboards and door to airing cupboard.

Bathroom

Comprising of a low level push flush WC, hand basin incorporated within storage vanity unit and panelled bath with shower over and glass shower screen. Having tiled walls and complimentary tile effect flooring, UPVC double glazed obscure glass window to rear elevation, ceiling light fitting and chrome heated towel rail.

Garage

With electric roller door, UPVC double glazed window to rear elevation and composite door to the rear so it can be accessed via the garden.

External

Having a paved driveway to the front with soil border housing a range of decorative shrubs, and having a brick wall boundary.

The rear garden is balanced with patio and laid to lawn, with fence surround and rear access to the garage. Solar panels on the roof space that were installed approximately 16 years ago via the rent a roof scheme.

Council Tax Band

The council tax band for this property is C.

NB: Tenure

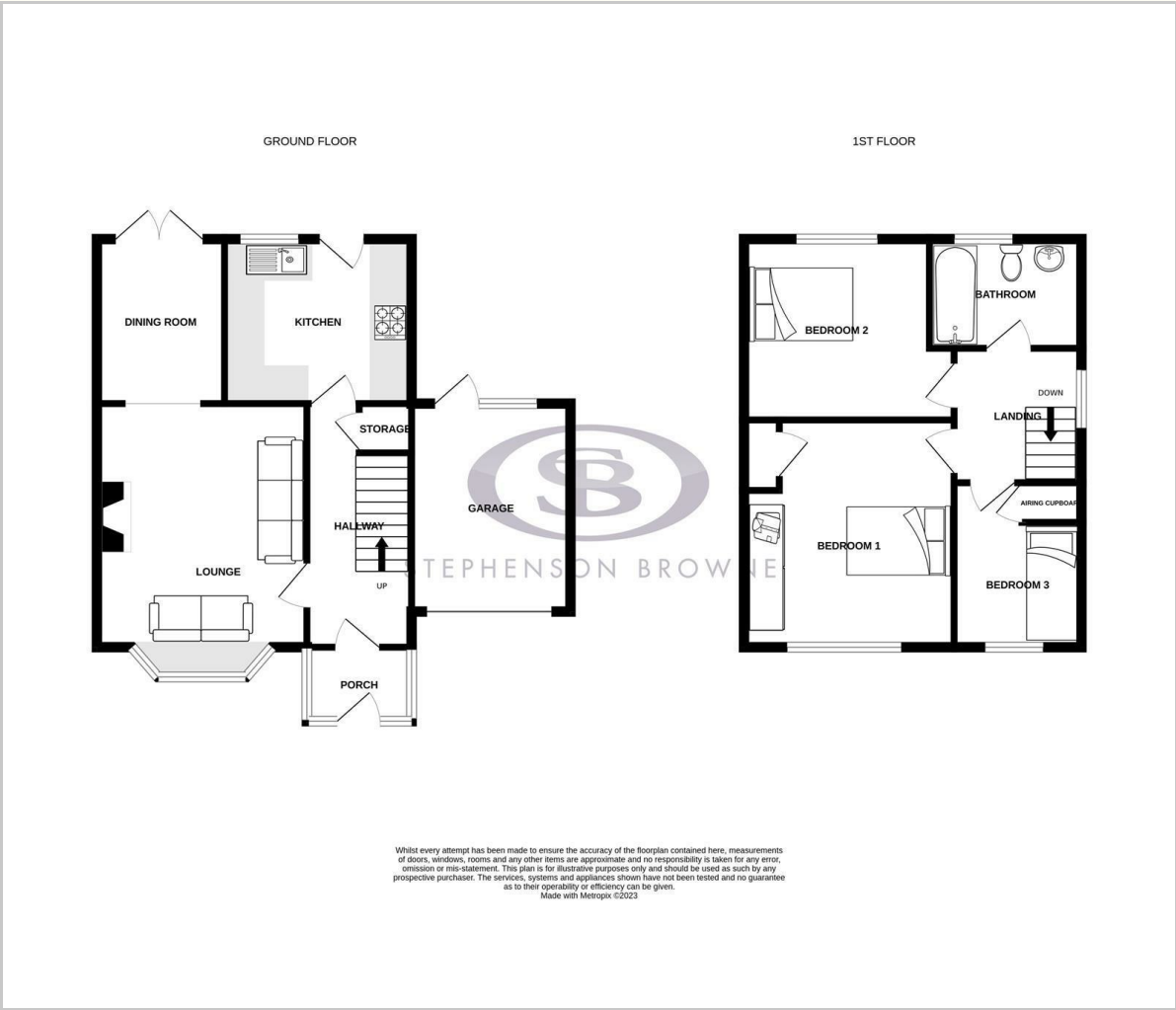
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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Floor Plan



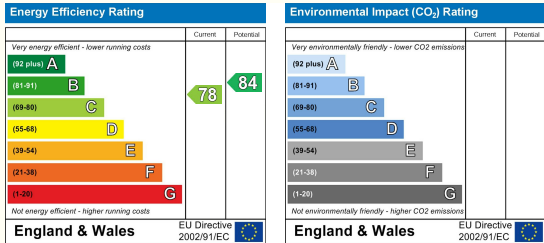
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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