



Glebe House Liverpool Road West

ST7 3DZ

£390,000



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STEPHENSON BROWNE

BEAUTIFUL CHARACTER RESIDENCE - A converted old school hall which has been cleverly converted and transformed into two lovely homes. Glebe House, is a **THREE DOUBLE BEDROOM** semi-detached property which has been skillfully re-designed for the modern family whilst not compromising on style or the original character.

In brief the accommodation comprises covered porch, entrance hall, spacious lounge with wood burning stove and French doors, a wonderful dining kitchen with modern units, space for a Range-style cooker and a multi-fuel stove to the dining area, a separate utility room, and W.C to the ground floor. Whilst to the first floor there are three double bedrooms with the master enjoying en-suite facilities and a walk-in wardrobe. The family bathroom with white suite completes the internal accommodation. The original window design has been retained and ensures this small development really stands out from the crowd and the property is heated by a gas fired combination boiler.

Situated on Liverpool Road West, the property is perfectly placed for the wealth of amenities within Alsager Town Centre, with easy access to commuting links such as the M6, A500 and A34. There are a number of walks locally within the surrounding countryside and canals, ideal for those looking to get closer to nature!

Externally the property enjoys a lovely plot with two private off-road parking spaces, landscaped gardens to three sides and an Indian stone path and generous rear patio area, perfect for alfresco dining! Early viewing is strongly recommended.



Entrance Hall

Entered via timber door. Feature window to front elevation. Stairs to first floor. Radiator. Attractive interior doors providing access to dining kitchen, downstairs W.C and lounge.

Lounge

16'5" x 12'1"

An excellent sized main entertaining room with a feature windows to front elevation. Fitted carpet. Television point. Radiator. A feature fireplace with exposed brick surround and hearth housing a wood-burning stove, French doors providing access to rear garden.

Downstairs W/C

6'6" x 3'3"

With low-level W.C and wall mounted hand wash basin. Tiled splash back. Feature window to rear elevation. Radiator.

Kitchen/Diner

23'3" x 10'6"

An excellent sized modern working kitchen which has been hand-built, fitted with a high quality range of base and drawer units incorporating working surfaces and a Belfast-style porcelain sink with mixer tap over. Larder with lighting. Space for a Range-style cooker, Built-in dishwasher and Fridge/freezer. Halogen down lights. A feature multi-fuel stove with tiled hearth, windows to both front elevation and one feature window to rear elevation overlooking the gardens. Radiator. Attractive interior door leading to:

Utility Room

6'9" x 6'6"

Fitted with wall and base units incorporating a Belfast-style porcelain sink with mixer tap. Plumbing for automatic washing machine. Timber door to rear garden . Radiator.

Landing

With access to all three bedrooms and the family bathroom. Single panel radiator. Feature window to front elevation. Skylight window over stairway.

Bedroom One

16'5" x 8'10"

A good sized double room with roof light window to rear elevation. Fitted carpet, Radiator. Access to loft space via loft hatch, a built in wardrobe. Door into:

En-Suite

9'0" x 2'9"

A three-piece suite incorporating a walk-in fully tiled shower cubicle with shower unit. Low-level W.C, pedestal hand wash basin with tiled splashback. Heated towel rail. Extractor fan.



Bedroom Two

11'7" x 10'7"

Another double bedroom. With feature window to front elevation. Fitted carpet. Radiator.

Bedroom Three

11'5" x 10'7"

Another double bedroom. With feature window to rear elevation. Fitted carpet. Radiator.

Bathroom

6'4" x 6'2"

A modern matching three-piece suite incorporating a panel bath with shower unit over, pedestal hand washbasin and low-level W.C. Extractor fan. Velux roof light & wooden flooring.

Outside

The property has grounds to three sides, to the front there is a lawned area with a border hedge. To the side there is landscaped gardens with lawn, flower beds and two private parking spaces. To the rear, the garden is predominantly laid to lawn and enclosed by fencing and well stocked borders and neat hedgerow, with an Indian stone patio area providing an external dining area. The property is set back from the road and enjoys privacy and a sunny aspect.

Council Tax Band

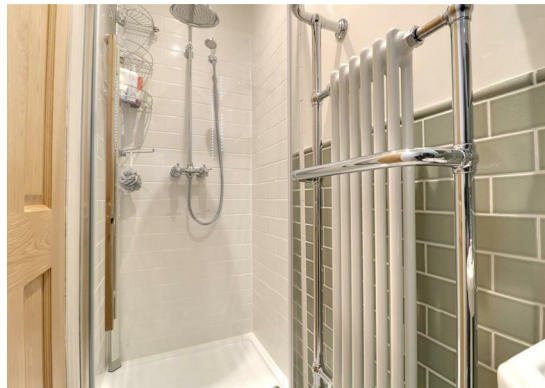
The council tax band for this property is D.

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.

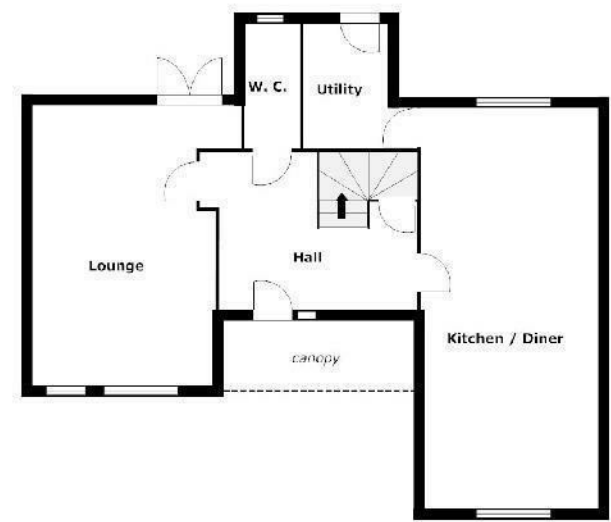
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Floor Plan



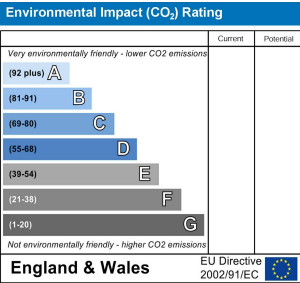
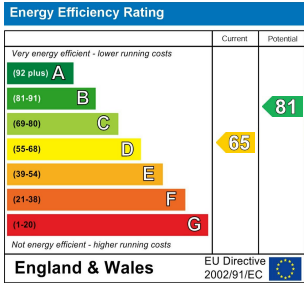
GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan captured, no responsibility is taken for any error, omission or misrepresentation. This plan is for illustrative purposes only and should be used in conjunction with any other information provided. Any services, systems or appliances indicated have not been seen and no guarantee as to their operability or ability to be used.

Area Map



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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