



7 Christopher Mitford Road

ST7 2WA

Offers Over £350,000



4



2



1



B



STEPHENSON BROWNE

A simply stunning four bedroom executive detached family home in Alsager with a garage and en-suite shower room to the principal bedroom, also benefiting from a downstairs W/C and Utility Room!

Beautifully presented throughout and a real credit to the current owners, this stylish home is situated on the ever popular 'Hall Drive Park' development and occupies a prime position on the fringe of the estate, with an open aspect onto greenery/countryside to the front aspect.

An entrance hallway leads to a spacious lounge, whilst a stylish kitchen/diner leads to a useful utility room and downstairs W/C. To the first floor are four bedrooms and a family bathroom, with the principal bedroom benefitting from an en-suite shower room. It's also worth noting that the three largest bedrooms all feature fitted wardrobes, with the third bedroom itself currently used as a dressing room.

Ample off road parking is provided via a tarmacadam driveway and a single garage, with a lawned front garden, whilst to the rear of the property is a beautifully landscaped garden with patio, decked and lawned areas with mature border shrubs and fruit. Fully enclosed, this gorgeous garden is ideal for families with pets and/or children looking to make the most of the summer weather!

Situated on Christopher Mitford Road, just off Hall Drive, the property is perfectly placed for the wealth of amenities within Alsager including several pubs, bars, restaurants and shops, as well as several schools including Alsager School and St Gabriel's RC Primary School. Several leisure facilities are also nearby, including Alsager Leisure Centre and Alsager Sports Hub.

An absolutely gorgeous home which is presented to the highest of standards! Please contact Stephenson Browne to arrange your viewing.



## Entrance Hall

Composite front door, LVT flooring, ceiling light point, radiator, panelled walls.

## Lounge

17'5" x 9'8"

LVT flooring, UPVC double glazed window, ceiling light point, radiator.

## Kitchen/Diner

15'11" x 10'8"

LVT flooring, UPVC double glazed window and French doors, downlights, tall radiator, under stairs storage cupboard, one and a half bowl stainless steel sink with drainer, integrated oven, hobs, cooker hood, fridge/freezer, dishwasher, wall and base units providing storage.

## Utility Room

6'8" x 5'10"

LVT flooring, UPVC double glazed rear door, ceiling light point, radiator, sink with drainer, base units with work surface above.

## Downstairs W/C

5'10" x 3'7"

LVT flooring, UPVC double glazed window, ceiling light point, radiator, part tiled walls, W/C, wash basin with vanity unit.

## Landing

Fitted carpet, two ceiling light points, storage cupboard, loft access.

## Bedroom One

13'4" x 10'11"

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

## En-Suite Shower Room

6'2" x 4'7"

Laminate flooring, downlights, extractor fan, part tiled walls, chrome towel radiator, W/C, wash basin, shower cubicle.

## Bedroom Two

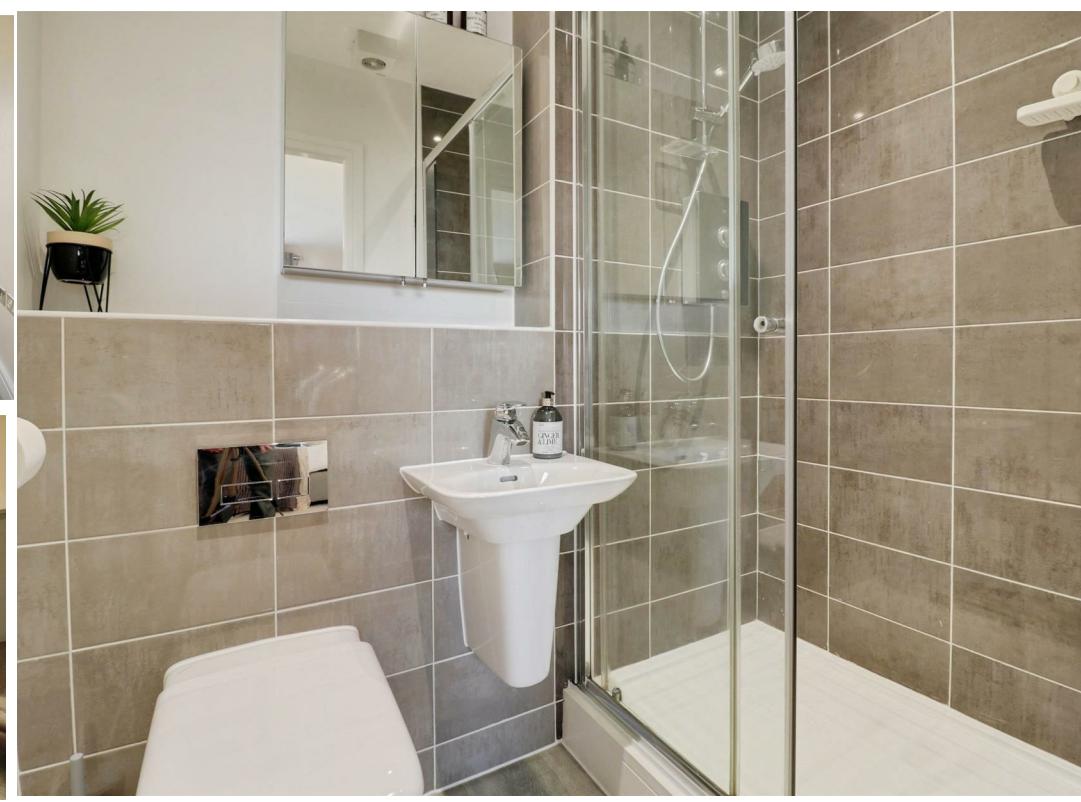
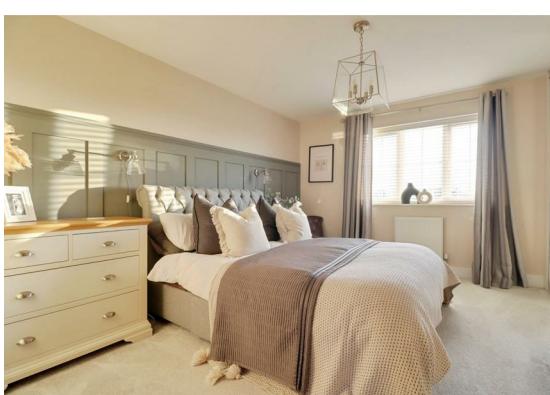
13'4" x 8'10"

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

## Bedroom Three

10'0" x 8'7"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes. Currently used as a dressing room with wardrobe/storage space.



## **Bedroom Four**

10'2" x 6'3"

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

## **Bathroom**

6'6" x 6'3"

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

## **Outside**

To the front of the property is a double-width tarmacadam driveway with a lawned garden, whilst the beautifully landscaped rear garden features patio and decked areas with a lawn, border shrubs and fruit trees, creating an idyllic space to relax.

## **Garage**

A single garage with Up and Over garage door, power and lighting, electric car charge point to the side of the property.

## **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.

## **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

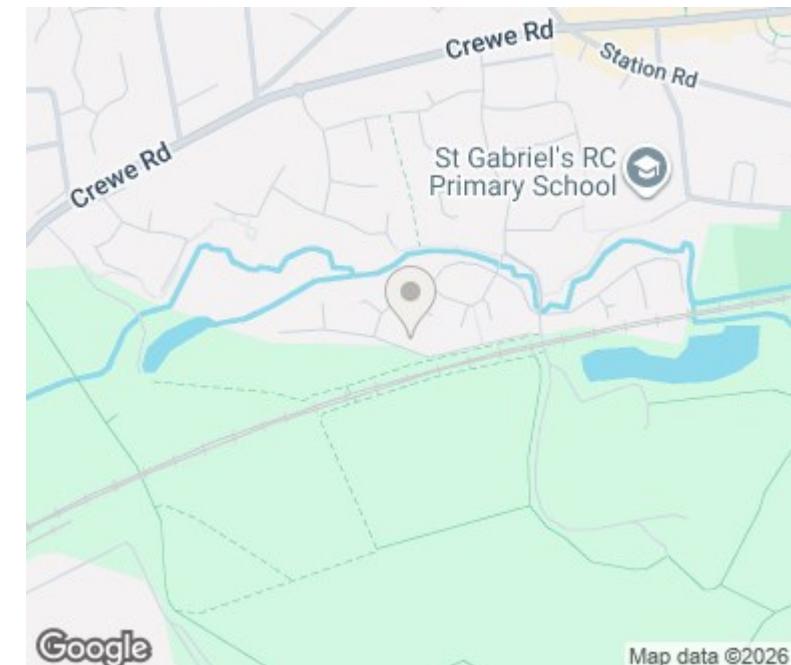


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



STEPHENSON BROWNE

## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(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	

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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64