



7 Elsby Road

ST7 2RH

Guide Price £284,950



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STEPHENSON BROWNE

PRIVATE GARDEN - Stephenson Browne present this superb THREE BEDROOM, TRUE BUNGALOW situated on a quiet & poplar road close to Alsager Town centre, Excalibur Primary School, the local health centre & Alsager Station.

Accompanying the bungalow are a number of impressive features to note, some of which include: double glazing throughout, a recently installed boiler (installed in 2024), wood block flooring to the entire entrance hall along with its range of useful storage facilities, a spacious lounge the the rear of the bungalow overlooking the gardens with a regency style fireplace, a stylish refitted shaker-style breakfast kitchen incorporating a wide range of integrated appliances and dual aspect windows, built-in wardrobes to the principal bedroom, a versatile second double bedroom and a hand-wash basin installed to the third single room. There is a separate WC & shower room which have also been updated in more recent years.

Externally, the property benefits from a large driveway, a detached garage and established gardens to both front and rear, with the rear enjoying an excellent degree of privacy.

True bungalows of this size & presentation do not come up for sale often and we don't expect it to remain available for long!

Contact Stephenson Browne today to book that important viewing!

Accommodation

Having a composite panelled door with decorative leaded insert, opening into:

Entrance Porch

With wooden style flooring, ceiling light, a built-in storage cupboard, with lighting and shelving, door into:

Entrance Hall

With wood block flooring throughout, access to loft space via loft hatch, two pendant lights, radiator, thermostat, a cloaks/storage cupboard, a built-in airing cupboard housing the hot water cylinder and a wall mounted gas boiler serving central eating and domestic hot water systems, door into:

Kitchen

12'3" x 10'9" (3.752 x 3.295)

A recently refitted kitchen having dual aspect double glazed windows to front and side elevation, radiator, tile effect flooring throughout, a range of cream wall, base, display and drawer units with wooden style working surfaces over incorporating an inset one-and-a-half bowl sink/drain unit with mixer tap and cupboard below, space and plumbing for automatic washing machine, TV point, under-cupboard lighting, a four ring hob with ceramic splashback, extractor canopy over and integrated 'Stoves' oven below, spacer for freestanding fridge/freezer and ample power points.

Lounge

15'6" x 11'10" (4.736 x 3.622)

With a double glazed picture window overlooking the rear garden, contemporary ceiling light, two wall lights, tv point, radiator, coving, ample power points, a feature 'Regency' style fireplace with marble hearth and surround housing a gas living flame effect fire.





Bedroom One

15'0" x 11'10" (4.576 x 3.617)

A spacious principal room, which can easily accommodate a super-king bed with pendant light, double glazed window to front elevation, radiator, ample power points, coving and a range of built-in double wardrobes with overhead storage cupboards.

Bedroom Two

12'4" x 9'11" (3.776 x 3.033)

A generous second double bedroom with double glazed window overlooking the rear garden, pendant light, radiator, ample power points.

Bedroom Three

8'10" x 7'10" (2.708 x 2.411)

A well appointed third single bedroom with double glazed window to side elevation, pendant light, radiator, a pedestal hand wash basin with chrome taps and ample power points.

WC

With flooring and complimentary fully tiled walls, double glazed window to side elevation, pendant light, radiator, and a comfort-height WC.

Shower Room

With radiator, double glazed PVC window to side elevation, ceiling lights, a chrome heated towel rail, wooden style flooring with complimentary wall tiles throughout and a white two-piece suite, comprising of a vanity hand wash basin with chrome taps and cupboard below plus a walk-in shower cubicle with glazed opening doors, housing a wall mounted 'Triton' electric mixer shower.

Detached Garage

17'6" x 8'2" (5.351 x 2.502)

With single up and over door, double glazed window to side, power and lighting.

Externally

The front of the property is approached via a tarmac driveway, leading to the garage in turn, providing off-road parking for numerous vehicles. There is a pleasant front garden with dwarf wall, a shaped lawn and a variety of well stocked flower beds.

The rear garden enjoys a excellent degree of privacy and is fully enclosed with fenced boundaries to all three sides, with a paved patio area providing ample space for garden furniture, an outside garden store, laid-to lawn with well stocked borders housing a number of mature trees, shrubs and plants.

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 C.

NB: Copyright

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