



1 Lea Way

ST7 2NF

£270,000



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C



STEPHENSON BROWNE

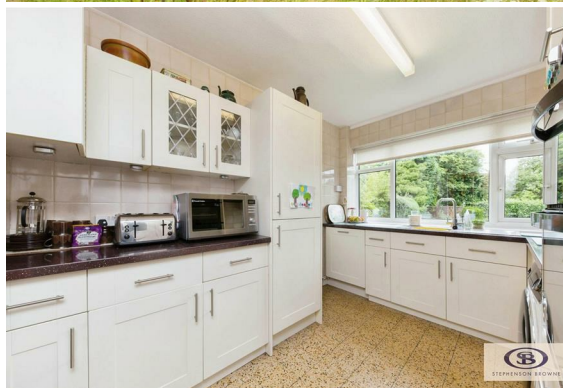
A fantastic extended three/four bedroom semi-detached family home in a quiet cul-de-sac position which is walking distance to Alsager town centre, with a very generous rear garden!

A deceptively spacious home which is full of surprises, this property has been carefully looked after and updated over the years, offering flexible accommodation throughout. An entrance hall leads to a lounge (in turn accessing the dining room), with a well-proportioned and modern kitchen. There is a rear hall space which accesses what could be a fourth bedroom or study, as well as a very useful ground floor shower room. Upstairs, there are three bedrooms and a bathroom, with a separate W/C.

Off road parking is provided via a paved driveway, with a mainly gravelled front garden with mature border shrubs. The real surprise here in the rear garden, which is much larger than you may expect and feature a long lawn, with a patio area and mature border shrubs/hedging. Offering an excellent degree of privacy and ideal for families with children and/or pets!

Lea Way is a quiet-cul-de-sac just off the highly sought-after Fields Road, offering excellent access to commuting links such as the M6, A500 and A34. The wealth of amenities within Alsager itself are within walking distance, whilst several schools including Alsager School, Alsager Highfields Foundation Primary School and St Gabriel's R C Primary School, are all within easy reach. Leisure facilities such as Alsager Golf & Country Club and Alsager Leisure Centre also nearby.

A well-maintained property which would make an ideal family home and positioned in arguably one of the most central locations within Alsager! Please contact Stephenson Browne to arrange your viewing.



Entrance Porch

Entrance Hall

Lounge

13'2" x 10'11"

Dining Room

11'1" x 9'0"

Kitchen

10'11" x 8'4"

Rear Hall

Study / Bedroom Four

8'9" x 7'6"

Shower Room

7'8" x 5'1"

Landing

Bedroom One

12'10" x 10'0"

Bedroom Two

10'11" x 9'0"

Bedroom Three

8'9" x 7'6"

Bathroom

8'4" x 5'6"

Separate W/C

Outside

To the front of the property is a paved driveway and gravelled garden with mature border shrubs, whilst the generous rear garden features a sizeable lawn, patio area and mature border shrubs/hedging.

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

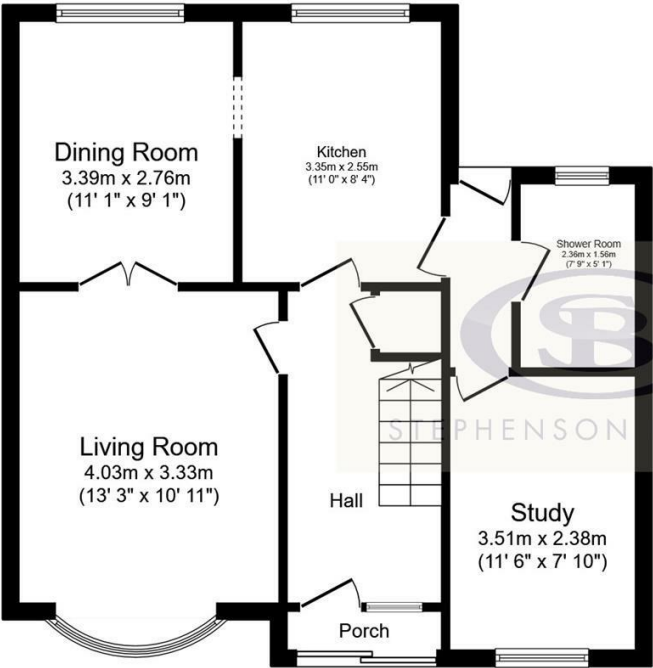
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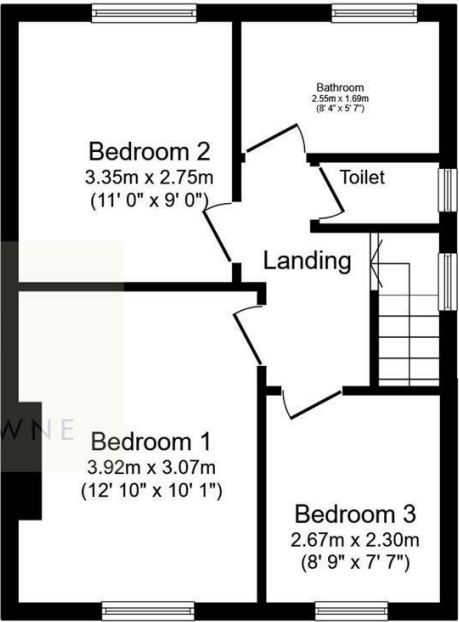




Floor Plan



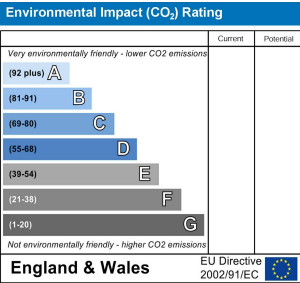
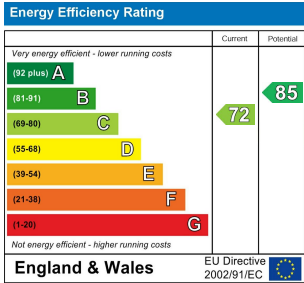
Ground Floor



First Floor

Total floor area 97.4 m² (1,049 sq.ft.) approx
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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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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