34 Lodge Road

ST7 2HD

Guide Price £650,000

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STEPHENSON BROWNE

SUBSTANTIAL ACCOMMODATION, SOUTH EAST FACING GARDEN WITH VIEWS OF 'THE MERE' - Situated on the highly desirable leafy, 'Lodge Road' this superb, FIVE BEDROOM semi-detached property sits on a generous size plot with views of 'The Mere' to both first and second floor accommodation at the rear.

Originally a detached dwelling, the property was believed to have been split in the 1930's by a local builder into two generous semi-detached homes that we see today. This particular property has accommodation arranged over three floors and would suit a wide range of discerning buyers needs! The property is centrally positioned within Alsager with excellent schooling and Alsager Sports Hub on your doorstep, along with a growing number of amenities that the centre of the village has to offer within walking distance.

Accompanying the home are a wealth of features to note, some of which include: Gas central heating, a grand entrance hall with exposed wooden flooring and wide staircase, a large lounge with walk-in bay window, a versatile second reception room with a fabulous Victorian carved fireplace and overmantle, a superb open-plan kitchen/diner complete with granite floor tiles and working surfaces, a walk-in pantry and electric 'Aga', there is also a separate utility and downstairs WC.
The first floor has an impressive galleried landing and there are three generous double rooms, with built-in robes and en-suite facilities to the principal room, in addition to the family bathroom with its white four piece sanitary suite. The second floor has two further spacious double rooms and a vast amount of useful storage to offer.

Externally, the property benefits from an attached garage and a large sweeping driveway to the front. The rear garden enjoys an excellent degree of privacy along with a south-easterly aspect.

To fully appreciate the property's true size, potential, location and many favourable attributes early viewing is strongly advised!

Accommodation
With glazed doors opening into:

Entrance Porch
With tiled flooring, glazed windows to either side elevation, door into:

Entrance Hall
A grand entrance/reception hall with wide staircase to the first floor, wall lights, exposed wooden flooring, Victorian style radiator, telephone point, thermostat, double doors opening into:

Lounge
22'9" (into bay) x 16'10"
A spacious lounge with secondary glazed walk-in bow window to front, two radiators, five wall lights, period coving, a secondary glazed sash window to side and an Adam style feature fireplace with tiled hearth and surround housing a cast iron ornate fire grate.

Family/Sitting Room
27'10" x 20'9"
(to extremes) With a recently installed glass roof with self-cleaning glass, partially panelled walls, a Victorian style radiator, double glazed windows to side and rear elevation, French doors leading out to the rear garden, TV point, two ceiling lights, six Tiffany-style wall sconces, ample power points and a large, late victorian style fireplace with ornate, carved surround housing a gas living flame effect fire.

Kitchen
18'8" x 17'11"
With granite floor tiles, inset spotlighting, glazed window to side elevation and a glazed door leading out to the rear garden, a vertical radiator, a range of high gloss wall, base and drawer units with granite working surfaces over incorporating a one-and-a-half bowl sink/drainer unit with mixer tap and cupboard below, integrated dishwasher and fridge, an electric 'Aga' cooker with induction hob and tiled splashback, a granite breakfast island/peninsula with storage below, integrated microwave, a walk-in pantry with shelving and dual aspect windows. door into:

Utility
9'8" x 5'10"
With a glazed window to side elevation, a floor mounted gas boiler serving central heating and domestic hot water systems, a continuation of the granite floor tiles from the kitchen area, working surfaces with space and plumbing below for an automatic washing machine, space for under-counter dryer, space for fridge/freezer, door into:

Wc
With ceiling light, glazed privacy window to side elevation, heated towel rail, low-level pushbutton WC with concealed cistern and a vanity hand wash basin.

First Floor Landing
A spacious galleried landing with doors to all rooms, stairs to the second floor, coving, glazed sash window to front and side elevation, two built-in storage cupboards one houses there not water cylinder, radiator, door into:

Bedroom One
19'0" x 15'0"
With coving, glazed sash windows to front elevation, decorative pendant light, a glazed door, a range of built-in wardrobes having mirrored sliding doors, radiator, door into:

En-suite
With glazed sash window to side elevation, coving, ceiling light, radiator, vinyl flooring, bidet, a low-level Wc, pedestal hand wash basin and a walk-in shower with mixer shower and shower boarding.

Bedroom Two
17'3" (maximum) x 12'5"
Another well-planned double room with three pendant lights, a glazed sash window overlooking the rear garden and Mere, radiator, a pedestal hand wash basin with wall light, ample power points and a range of built-in bedroom furniture, to include wardrobes and storage/shelving units.

Bedroom Three
15'9" x 12'0"
A good size third double room with glazed sash window to rear elevation and Mere, radiator, inset spotlights, two pendant lights, coving, ample power points and a round marble counter-top sink unit with mixer tap and wall lights either side of the mirror.

Family Bathroom
With inset spotlighting, extractor point, glazed frosted window to front elevation, a Victorian style heated towel rail, partially tiled walls and complementary floor tiling plus a white, four piece suit comprising of: a low level WC, pedestal hand wash basin, a tiled bath with handheld shower attachment and a walk-in shower with glazed opening door housing a wall-mounted mixer shower with rainfall shower head and hand-held shower.

Second Floor Landing
With a walk-in storage area currently being used as a library area with fitted shelving, door into:

Bedroom Four
18'4" x 13'11"
A versatile and generous fourth double room with glazed sash window to rear overlooking the garden and Mere, access to loft space via loft hatch, ceiling lights, radiator, ample power points, telephone point, a number of data points as this room has previously been used as an office.

Bedroom Five
19'6" x 11'10"
With ceiling mounted spotlights, two glazed sash windows to front elevation, radiator, a fitted wardrobe and ample power points.

Garage
17'2" x 9'9"
With single up and over door to both front and rear, power, lighting.

Externally
The rear garden is fully enclosed with fenced boundaries to all three sides, enjoying an excellent degree of privacy and a south easterly aspect with a pleasant, wooded backdrop. There is a water point, steps that lead to a paved patio area providing ample space for garden furniture, a greenhouse, security lights, a shaped lawned area with two ornamental garden ponds and a variety of well stocked borders, home to a number of mature trees, shrubs and specimen plants. At the foot of the garden there is a further seating area and pergola.

The property is set well back from the road and approached via a sweeping gravel driveway providing ample off road parking for several vehicles. There are a number of established trees, hedgerows and shrubs also providing privacy.

NB: Copyright
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Council Tax Band
The council tax band for this property is G.

Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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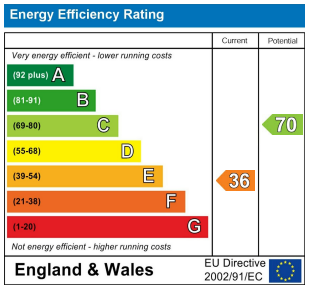
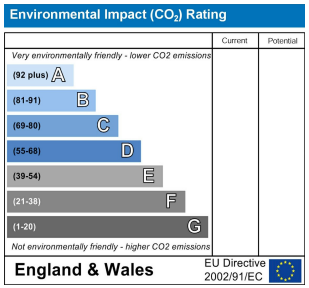
Area Map





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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13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk