



**49 Barn Field Way**

ST7 2GZ

**Offers In Excess Of £190,000**



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STEPHENSON BROWNE



**FREEHOLD TENURE & IDEAL FIRST TIME BUY** - Situated on the increasingly popular, "The Hedgerows" development, this modern TWO DOUBLE BEDROOM end terraced property offers potential buyers the opportunity to purchase a modern, energy efficient home within the confines of Alsager. The property has been upgraded since new with the addition of solid granite work surfaces to the kitchen.

Accompanying the property are a number of notable features worthy of mention, some of which include: energy-efficient double glazing and gas central heating system, downstairs cloakroom with white sanitary ware, a spacious lounge with useful understairs pantry/storage, a fabulous entertaining, open plan kitchen/diner complete with French doors leading out to the rear garden, solid granite working surfaces and a range of contemporary high-gloss units. To the first floor, there are two generous double bedrooms with the main bedroom overlooking the rear garden and enjoying built-in wardrobes along with a stylish, upstairs bathroom with white three piece suite.

Externally, the property benefits from a tarmac driveway providing invaluable off-road parking and gardens to both front and rear with the rear being of particular interest due to its southerly aspect.

Call Stephenson Browne today to book that all-important viewing on this fantastic home!

**Accommodation**

Having a contemporary wall light and a composite panelled entrance door with double glazed frosted insert opening into:

**Entrance Hall**

With stairs to first floor, ceiling light, radiator, thermostat, door into:

**Cloakroom**

With double glazed privacy window to front elevation, pendant light, wood effect vinyl flooring, radiator, a low-level pushbutton WC and a pedestal hand wash basin with chrome mixer tap and tiled splashback.

**Lounge**

15'1" x 9'1" (4.613 x 2.781)

With double glazed window to front, pendant light, plush carpets, a useful built-in under stairs storage cupboard/pantry area with lighting, ample power points, wall mounted TV point, data point, radiator, door into:

**Kitchen/Diner**

12'8" x 8'10" (3.876 x 2.696)

**Kitchen Area**

With recently installed spotlights, double glazed window to rear elevation, a comprehensive range of contemporary wall, base and draw units having granite working surfaces over incorporating a inset sink/drain unit with chrome mixer tap and cupboards below, space for under-counter fridge, a cupboard housing a wall mounted gas boiler serving central heating and domestic hot water systems, integrated fridge and integrated freezer, a built-in Electrolux hob with granite splashback, stainless steel extractor canopy over and Electrolux double oven below.

**Dining Area**

With recently installed spotlights, wood effect flooring continued from the kitchen area, uPVC double glazed French doors leading out to the rear garden, radiator and ample power points.







### First Floor Landing

With doors to all rooms, pendant light, plush carpets, access to loft space via loft hatch, door into:

### Bedroom One

10'9" x 8'1" (3.293 x 2.484)

A spacious double room with pendant light, double glazed window overlooking the rear garden, plush carpets, radiator, ample power points and a range of built-in wardrobes having mirrored sliding doors.

### Bedroom Two

12'7" (maximum) x 8'8" (3.847 (maximum) x 2.646)

With pendant light, two double glazed windows to front elevation, radiator, plush carpet, ample power points, TV point and a built-in storage cupboard.

### Bathroom

With extractor point, pendant light, double glazed frosted window to side elevation, radiator, wood effect flooring with complimentary partially tiled walls and a white three-piece suite comprising of: a low-level pushbutton WC, pedestal hand wash basin with chrome mixer tap and tiled splashback Plus a panelled bath with chrome mixer tap and separate Mira mixer shower over being fully tiled where visible.

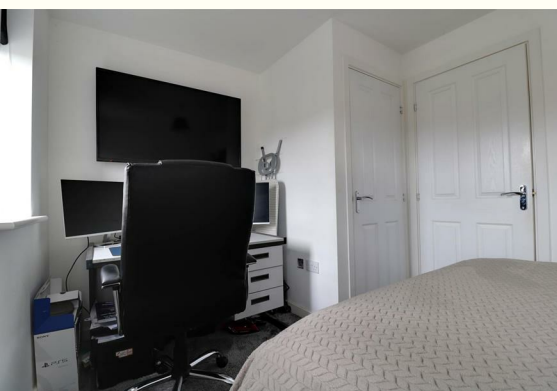
### Externally

The front of the property is approached by a tarmac driveway providing tandem off-road parking for numerous vehicles, a paved pathway which leads up to the entrance door, access to the rear can made by a secure side gate, a wall mounted electric vehicle charging point and an established front garden which is mainly laid to lawn with borders housing a number of shrubs.

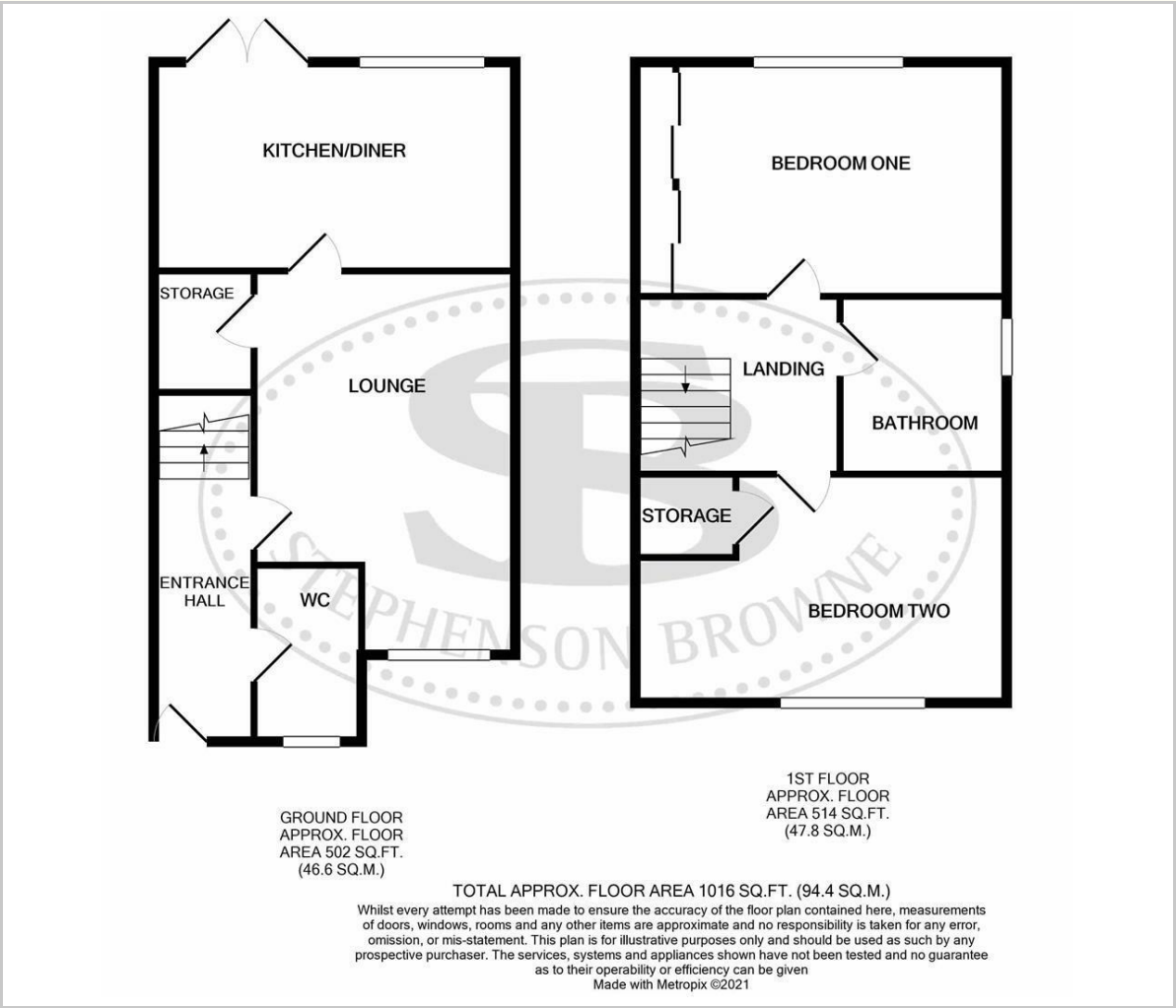
The rear garden enjoys a southerly aspect with two security lights, water point, two external power points, an extended paved patio area providing ample space for garden furniture, the garden is fully enclosed with fenced boundaries to all three sides, a mainly laid to lawn and at the foot of the garden there is a further paved seating area/hardstanding for a garden shed.

### NB: Copyright

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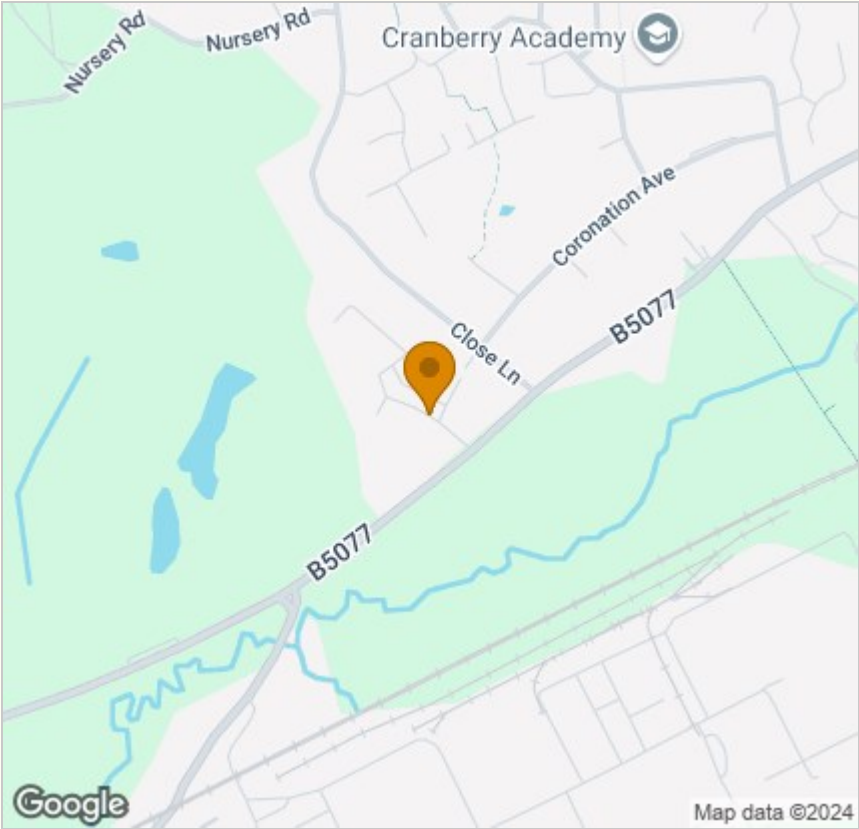
Floor Plan



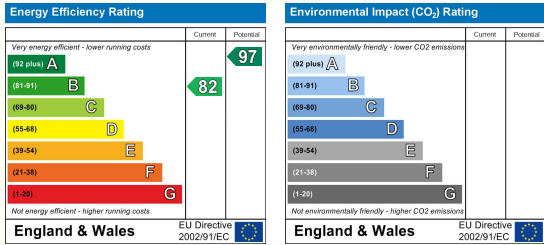
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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