



29 The Fairway

ST7 2BD

£350,000



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STEPHENSON BROWNE

EXCELLENT FAMILY ACCOMMODATION & OPEN PLAN LIVING - A fine example of a four bedroom, detached family in a popular residential area. The property layout flows very well and has been cleverly altered over the years, creating plenty of versatile open plan areas, including a 25ft lounge/diner! The home is in superb decorative order throughout and is in 'turn-key' condition internally.

The property is situated on a desirable and established residential road in Alsager, being conveniently located close to a variety of shops, excellent schooling and leisure facilities, all of which are essential for day to day needs.

Accompanying the property are a number of number of features worthy of mention, some of which include: double glazing throughout, a full gas central heating system, an extended front porch with porcelain tiled flooring, a large open plan lounge/diner complete with a feature fireplace and patio doors leading to the rear garden, a fitted kitchen incorporating a number of integrated appliances, porcelain flooring and breakfast peninsula plus an all-important downstairs cloakroom/Wc.

Upstairs, you are greeted by a spacious landing giving access to three, well-planned double rooms with built-in robes and bedroom furniture to the principal room, along with a versatile fourth single room. The family bathroom has also been completely overhauled, producing a contemporary feel and includes a white, four piece sanitary suite.

Externally, the property enjoys a sizeable block paved driveway providing invaluable off road parking for family & friends, an integral garage and a pleasant rear garden enjoying a good degree of privacy.

To fully appreciate the homes position within the village, true size and many appealing attributes, early viewing is highly advised!

Accommodation

With a uPVC double glazed panelled door opening into:

Entrance Porch

With porcelain tiled flooring throughout, double glazed window to side elevation, two ceiling lights, access door leading to the garage, door into:

Entrance Hall

With wooden style flooring throughout, stairs to 1st floor, pendant light, radiator, a wall mounted thermostat, Door into:

Cloakroom

With double glazed window to side elevation, ceramic tiled flooring, a built-in under stairs storage cupboard, ceiling light, a low-level pushbutton WC and a pedestal hand wash basin with chrome taps and tiled splashback.

Lounge/Diner

25'4" x 11'8" (7.739 x 3.573)

With a double glazed window to front elevation, pendant light, two radiators, an Adams style feature fireplace with marble hearth and surround housing a gas living flame effect fire, TV point, uPVC double glazed sliding patio doors leading out to the rear, opening leading into:

Kitchen

12'2" x 8'8" (3.715 x 2.658)

A refitted kitchen, having porcelain tiled flooring throughout, uPVC double glazed panelled door giving access to the rear garden, double glazed window to rear, ceiling light, a range of high-gloss wall, base and drawer units having granite style working surfaces over, incorporating a 1 1/2 bowl 'Blanco' sink with mixer tap and cupboard below, an integrated 'Hotpoint' dishwasher, a built-in four ring gas hob with tiled splashback and extractor canopy over, integrated double oven and under cupboard lighting.

First Floor Landing

With doors to all rooms, double glazed frosted window to side elevation, ceiling light, access to loft space via loft hatch, door into:





Bedroom One

13'3" x 11'11" (4.056 x 3.650)

A spacious principal room with double glazed picture window to front elevation, pendant light, radiator, TV point, ample power points, a range of built-in bedroom furniture to include: a number of double wardrobes, overhead storage units, bedside cabinets and a dressing table.

Bedroom Two

13'4" x 9'4" (4.077 x 2.858)

A well appointed second double bedroom, having double glazed window to front elevation, radiator, ceiling light, coving and ample power points.

Bedroom Three

11'10" x 11'2" (3.623 x 3.423)

Another generous double bedroom with a double glazed window overlooking the rear garden, radiator, pendant light and ample power points.

Bedroom Four

9'2" x 9'0" (2.801 x 2.749)

A versatile and well proportioned fourth room with ceiling light, double glazed window to rear, radiator and ample power points.

Family Bathroom

With fully tiled walls and complementary vinyl flooring, double glazed window to rear, a contemporary ceiling light, a chrome heated towel rail and a white, four piece suite comprising of: a low-level pushbutton WC, vanity hand wash basin with mixer tap and storage cupboard below, a panel bath with mixer tap and walk-in shower cubicle with glazed opening door housing a wall mounted mixer shower with extractor above, being fully tiled where visible.

Garage

18'10" x 8'9" (5.749 x 2.676)

With electrically operated roller door to front, power, lighting, space and plumbing for an automatic washing machine and further white goods, two personal doors to side and a wall mounted gas boiler serving central heating and domestic hot water systems.

Externally

The property is approached via an extensive block paved driveway with lawned areas either side, in-turn providing ample off road parking for several vehicles, access the rear can be made via a secure side gate.

The rear garden enjoys a good degree of privacy and is fully enclosed with fence boundaries on all three sides with a water point, security light, a mainly laid-to lawn, a pathway leads to a paved further seating area which can be enjoyed all year-round.

Council Tax Band

The council tax band for this property is E.

NB: Tenure

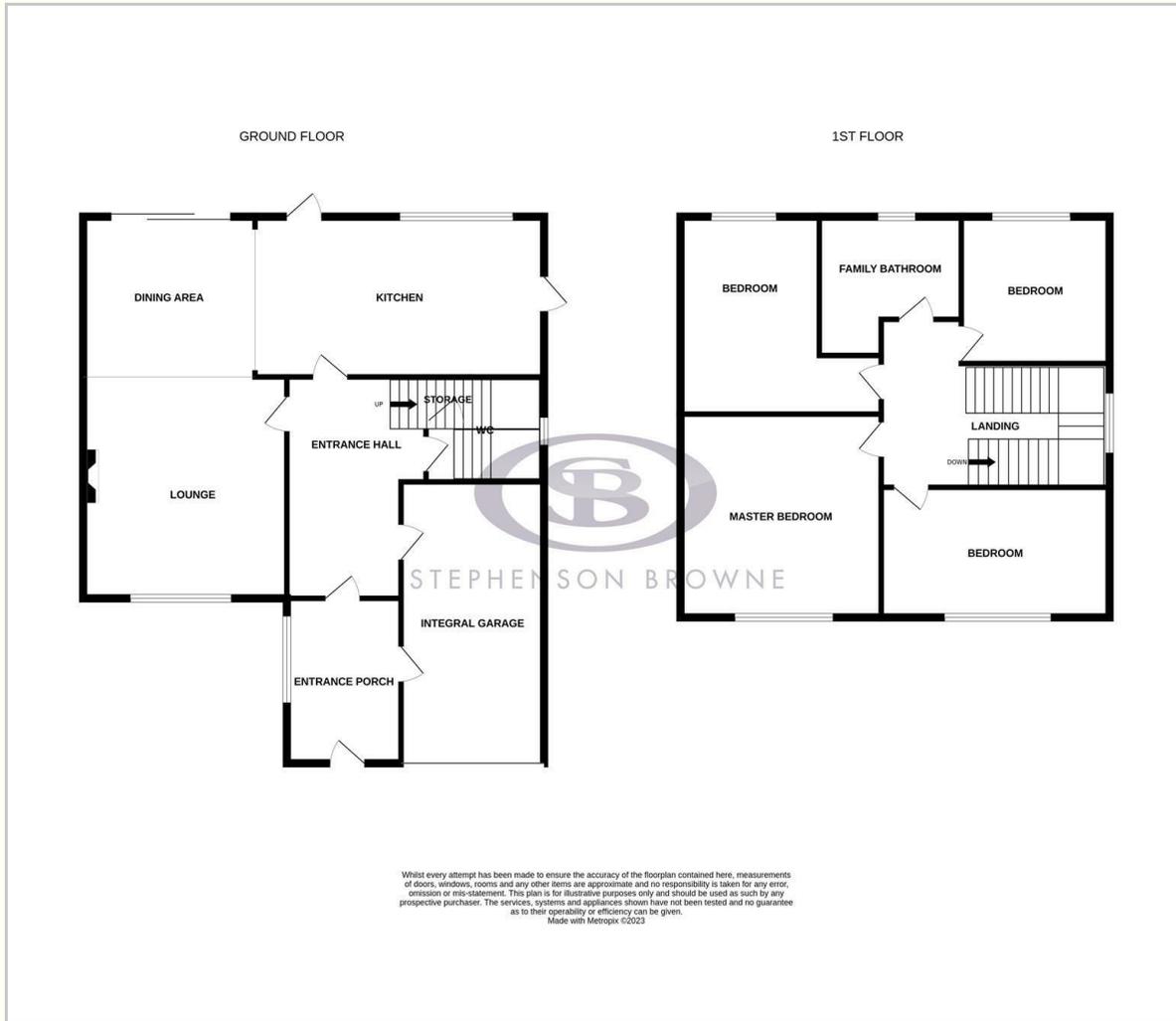
We have been advised that the property tenure is freehold, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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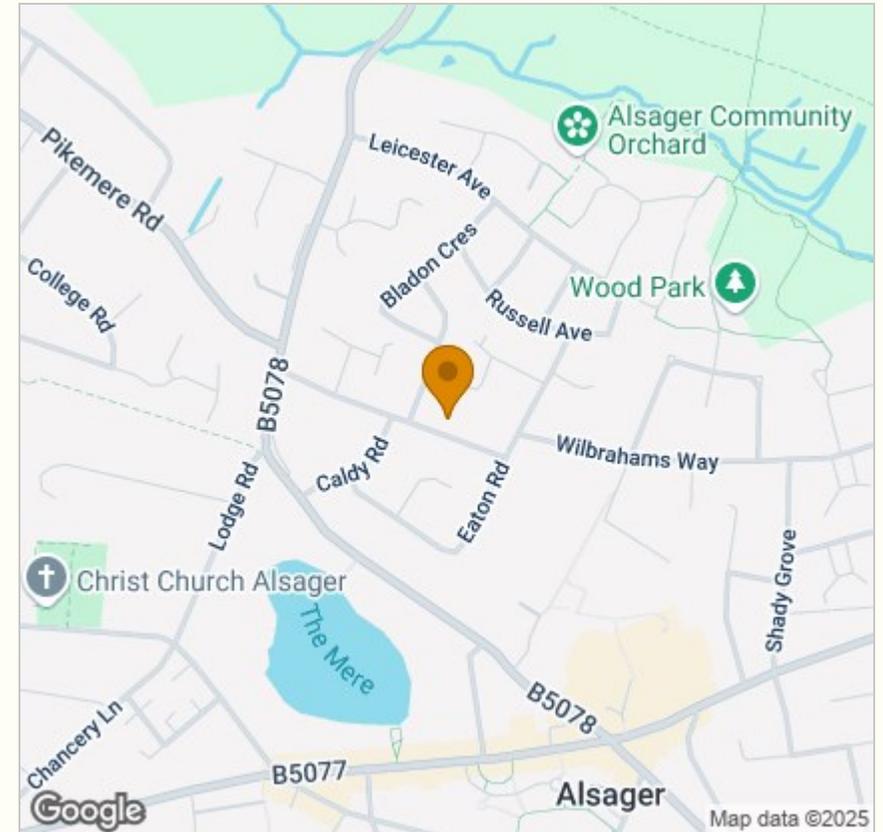
Floor Plan



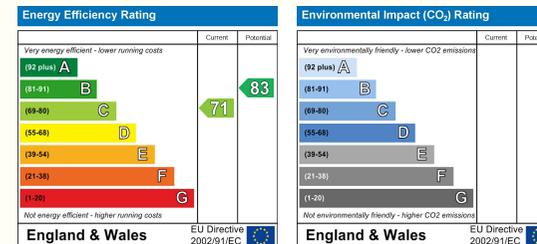
Viewing

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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