



62 Beech Avenue
ST7 3JD
£250,000



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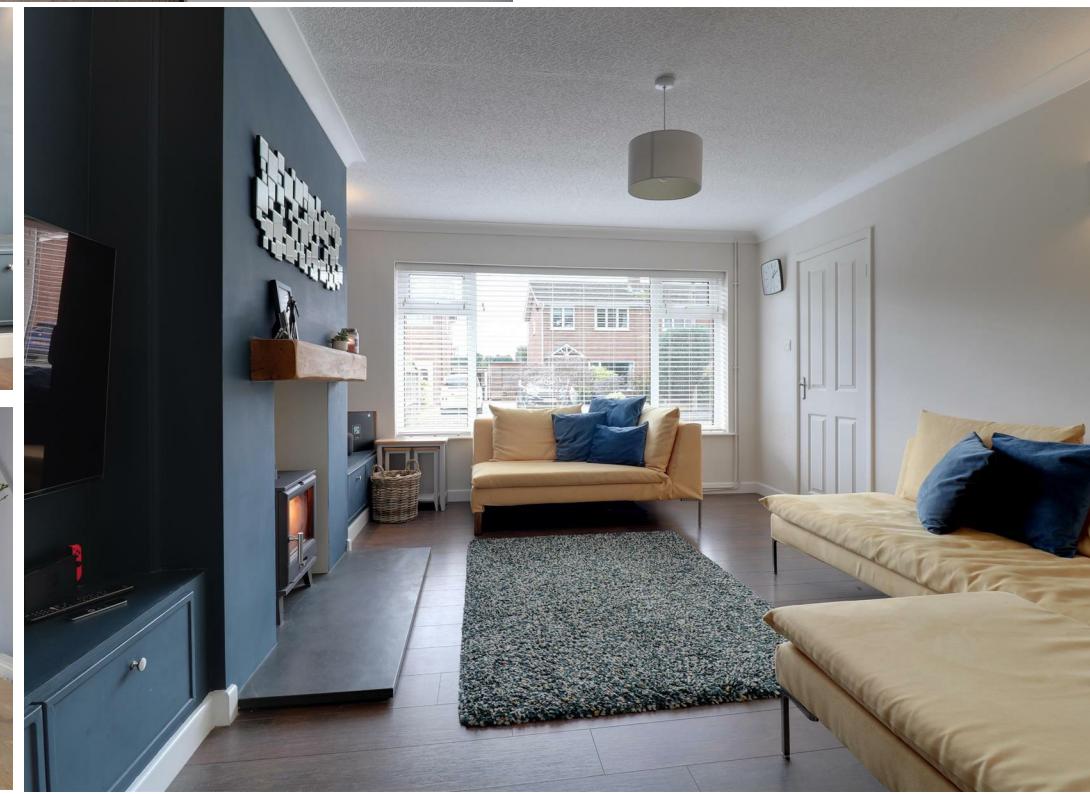
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PRIVATE REAR GARDEN WITH WOODED BACKDROP - a particularly well appointed three bedroom semi-detached property situated within the confines of Rode Heath, enjoying easy access to excellent schooling and a variety of village amenities and nearby towpath walks. The property has been vastly updated and improved in more recent years, offering well-planned, deceptively sized accommodation is in excellent decorative order. Ideal for first time buyers or a next family home.

An entrance hallway leads to a generous lounge with log burning stove, which opens into a spacious, contemporary kitchen/diner having French doors to the rear garden. To the first floor are three bedrooms, the principal suite having a range of fitted bedroom furniture and a family bathroom.

Externally, the property benefits from a driveway providing ample off-road parking, a detached garage and fabulous gardens to the rear, perfect for sitting out during the summer months.



Entrance Hall

Composite entrance door with double glazed frosted inserts. Stairs to first floor. Double panel radiator. Wood effect flooring. Door into:-

Lounge

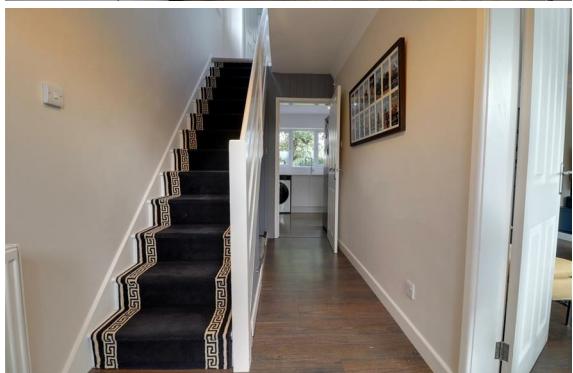
14'0" x 11'10"

With wood effect flooring continued from the entrance hall. Double glazed window to front elevation. TV aerial point. Single panel radiator. A feature fireplace with tiled hearth housing a low burning stove. Opening into:-

Kitchen/Diner

18'2" x 8'7"

Having a comprehensive range of high-gloss wall, base and drawer units with solid quartz working surfaces over incorporating an inset stainless steel sink with mono bloc mixer tap, quartz splashback, wood effect flooring, double glazed window to rear, inset spotlights, an integrated four ring induction hob with extractor canopy over, a cupboard housing a wall mounted gas boiler serving central heating and domestic hot water systems, integrated double oven, space and plumbing for automatic washing machine, space for a dishwasher, space for a freestanding fridge/freezer and UPVC double glazed French doors opening out onto the rear garden.



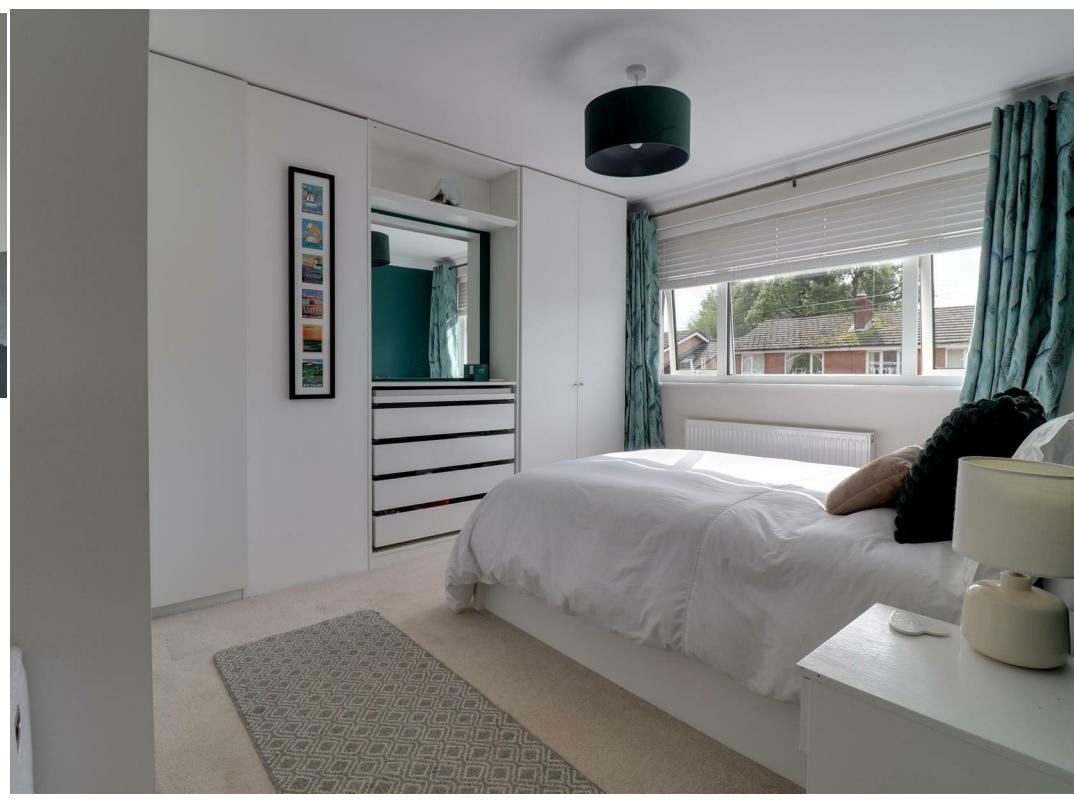
First Floor Landing

Doors to all rooms. Double glazed window to side elevation. Access to loft space via loft hatch. Door into:-

Principal Bedroom

13'0" x 11'3"

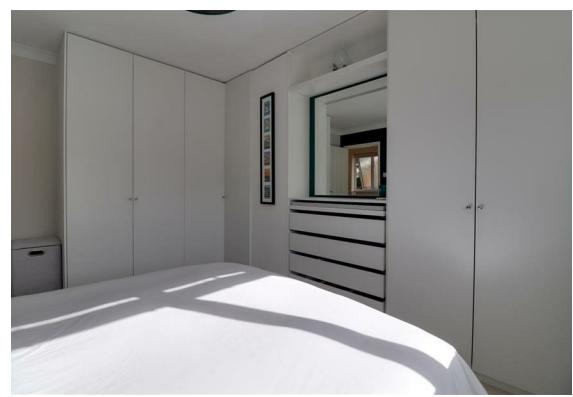
A well appointed double room with double glazed window to front elevation. Single panel radiator. A range of fitted wardrobes having hanging rail and shelving.



Bedroom Two

11'3" x 10'0"

Another generous double room having double glazed window to rear elevation overlooking the rear garden. Single panel radiator.



Bedroom Three

9'5" x 6'8"

A well proportioned third bedroom currently utilised as a home office. Double glazed window to front elevation. Single panel radiator.

Family Bathroom

A modern refitted bathroom suite comprising of: inset spotlighting, dual aspect double glazed windows to side and rear elevation, radiator, wood effect flooring and a white three-piece suite comprising of: a low-level pushbutton WC with concealed cistern, a vanity hand wash basin with mixer tap, tiled splashback and cupboard below, plus a P-shaped bath with mixer tap, tiled splashback and integrated Mira mixer shower with rainfall shower attachment.



Externally

The rear gardens are a particular feature of property due to its wooded aspect and degree of privacy having a block paved seating area, laid to lawn with borders housing a range of shrubs and plants, security light, water point, access the front can be made via secure double gates, a pathway which leads the foot of the garden where there is block built seating area enjoying a good degree of privacy, raised well-stocked sleeper borders and an outside garden store.



The front of the property is approached via a paved driveway in turn providing off road parking for several vehicles, fenced and retaining wall boundaries and an easy to maintain front garden. An EV charging point is located on the side of the property.



Detached Garage

19'9" x 8'4"

With single up and over door and shelving.



NB: Copyright

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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

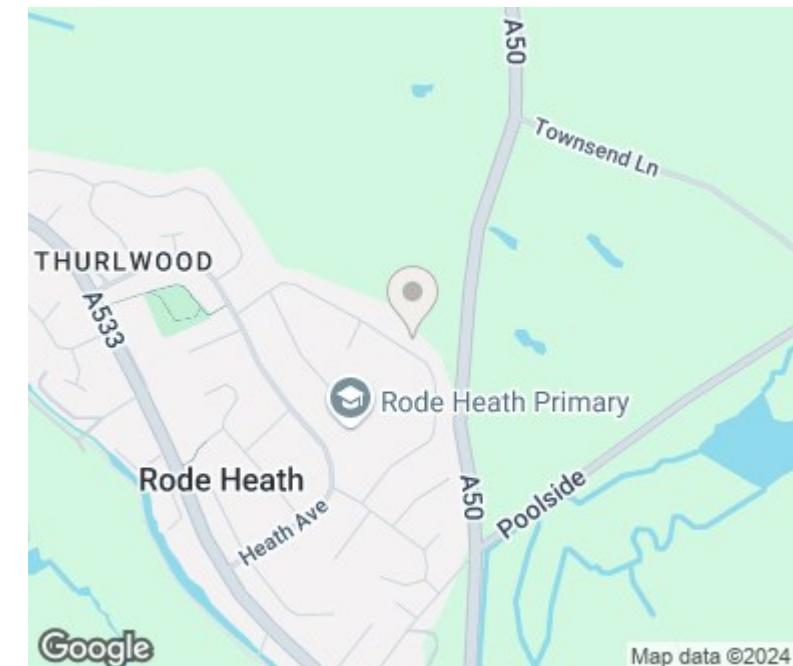
The council tax band for this property is C.



Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	71
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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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