



**28 Dairylands Road**

ST7 3EU

**£220,000**



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STEPHENSON BROWNE

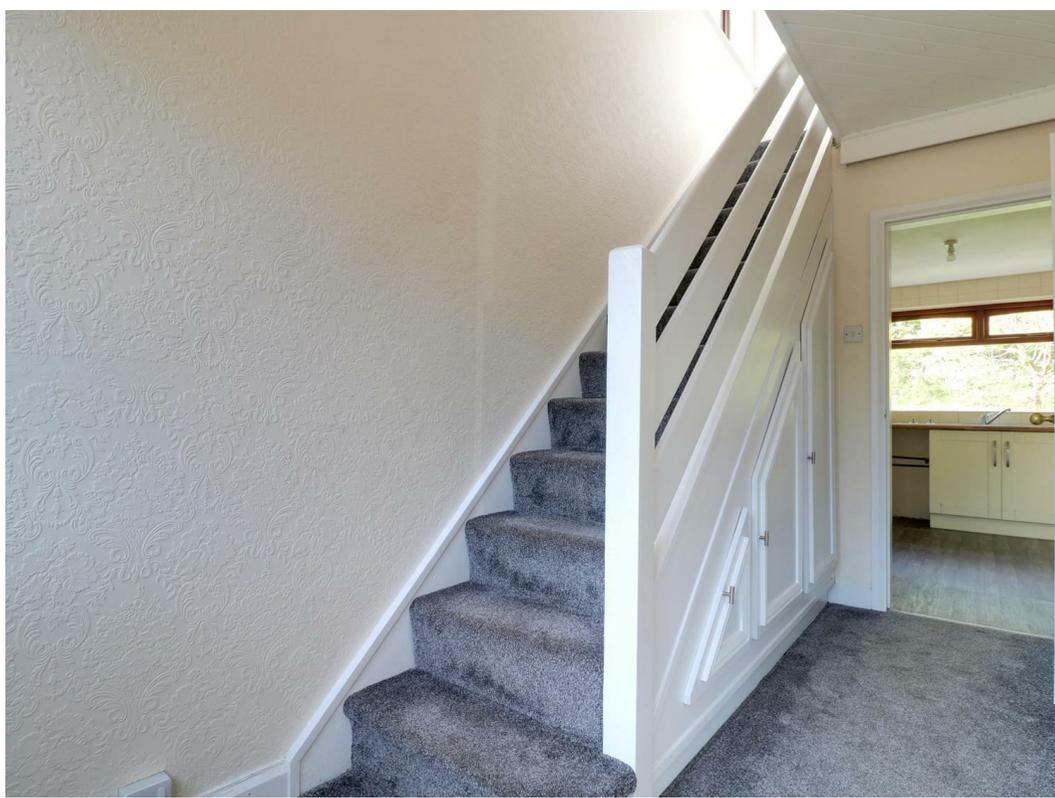
NO ONWARD CHAIN - Stephenson Browne are delighted to offer the opportunity to acquire this fantastic, THREE BEDROOM SEMI DETACHED home on Dairylands Road. This lovely property is the epitome of a well proportioned family home, offering two reception rooms, a generous private rear garden and being positioned in a quiet location yet still being conveniently close to Alsager town along with it's many amenities and schools! Properties in this area to not come up for sale often!

You are welcomed into the bright and airy hallway space, leading into the lounge presenting a feature coal effect gas fireplace and being open plan into the dining area. This room provides sliding doors to the garden, and a door to the modern kitchen, comprising of a range of units and having integrated high level double oven as well as a four point gas hob with extractor over. On from here is a great second reception room which would be an ideal snug/playroom/office or even laundry room, having door opening to the garden and an integral door accessing the garage.

To the first floor is a spacious landing with entry to all rooms, including two superb double bedrooms, with the principle enjoying extensive fitted wardrobes along one wall, and a great sized single with fitted bed frame. The bathroom hosts a three piece white suite as well as an over the bath shower.

Externally, the property benefits from a driveway to suit two/three cars as well as having the addition of the garage. The rear is brilliantly private, home to patio ideal for seating, a sizeable lawn and a range of decorative plants, bushes and shrubs.

To avoid missing out on this rare opportunity home, call Stephenson Browne today!



### **Hallway**

With stairs to the first floor incorporating handy pull out under the stairs storage cupboards, radiator, coving to the ceiling, strip light, spotlighting, fitted carpet, door to kitchen and door to...

### **Lounge**

14'1" x 12'0"

A generous room with fitted carpets, double glazed bay window to front elevation, ample sockets, feature coal effect gas fireplace with wooden mantle, TV point, ceiling light fitting, coving to the ceiling, radiator and open plan to...

### **Dining Room**

9'11" x 8'8"

A great second reception space with a continuation of fitted carpet, double glazed sliding doors opening to the rear garden, ample sockets, radiator, ceiling light fitting and leading to...

### **Kitchen**

Also accessed via the hallway, comprising of a range of wall, base and drawer units with wood style working surfaces over, integrated sink with drainer, high level double oven 'indesit' four point gas hob with extractor over and space for an under counter fridge. Having wood effect vinyl flooring, double glazed window to rear elevation, ceiling light fitting, tiled walls, ample sockets and door to...



### **Playroom/Snug**

10'10" x 7'5"

A brilliant, versatile space hosting a continuation of wood effect vinyl flooring matching the kitchen, ample sockets, radiator, ceiling light fitting, integral door to the garage and UPVC double glazed sliding doors opening to the garden.

### **Landing**

A bright landing space with double glazed obscure glass window to side elevation, coving to the ceiling, fitted carpet, ample sockets, door to airing cupboard and doors to all first floor rooms, including...

### **Principle Bedroom**

12'6" x 8'3"

Boasting extensive fitted wardrobes to one wall, fitted carpet, double glazed window to front elevation, radiator, ample sockets, tv point, ceiling light fitting and coving to the ceiling.

### **Bedroom Two**

10'6" x 10'4"

A spacious second double bedroom with a double glazed window to rear elevation, ceiling light fitting, coving to the ceiling, radiator, ample sockets and fitted carpet.



### **Bedroom Three**

9'3" x 7'8"

With fitted furniture including desk and wardrobe, fitted single bed base unit, fitted carpet, radiator, double glazed window to front elevation, ceiling light fitting, coving to the ceiling and door to over the stairs storage cupboard.

### **Bathroom**

Consisting of a low level WC, pedestal hand basin and panelled bath with over the bath shower and bi-folding glass shower screen. With tiled walls, wood effect vinyl flooring, ceiling light fitting, radiator and double glazed obscure glass window to rear elevation.

### **Garage**

16'5" x 7'9"

The garage hosts an up and over door, as well as a UPVC integral door accessed via the playroom/snug. Having lighting and power.

### **Externally**

To the front elevation you will find a block paved driveway to suit two/three cars as well as the garage. There is a low level brick wall fence at the boundary, with decorative gravel sector home to maintained conifers providing additional privacy.

A fantastically private, enclosed rear garden with paved patio around the property perimeter, providing ample are for seating and creating a pathway to the end of the garden. There is a generous lawn area and multiple soil beds home to a range of decorative shrubs, plants and trees. The boundary is part fence, part brick wall.

### **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.

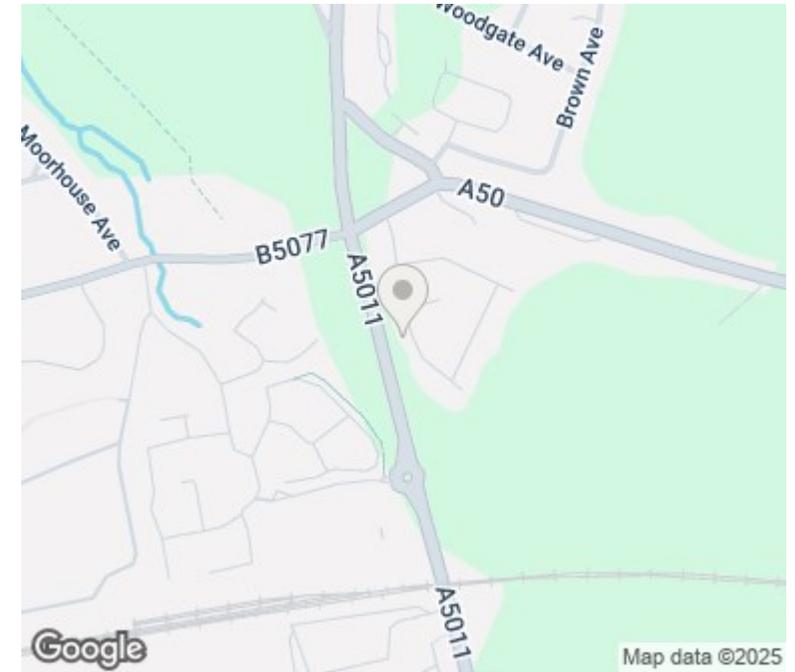
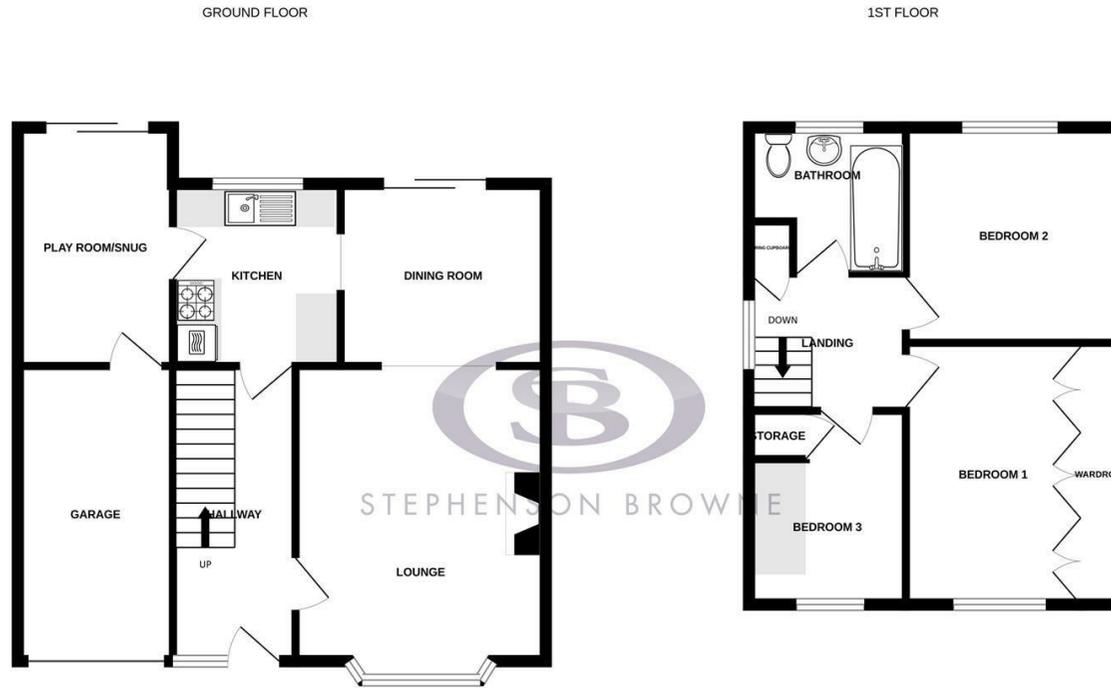
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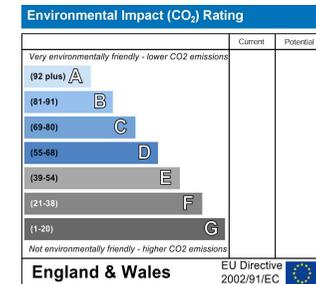
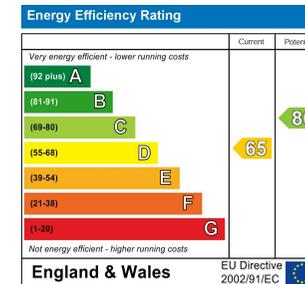


## Floor Plan

## Area Map



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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## 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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