



5 Elm Close
ST7 4HR
£240,000



A spacious three/four semi-detached dormer bungalow in a quiet cul-de-sac position, which is immaculately presented throughout, with two bathrooms and a larger-than-average garage!

Beautifully presented throughout, this stunning property would make an ideal family home!

An entrance hallway leads to most of the downstairs rooms, with the spacious kitchen accessed via the well-proportioned lounge which benefits from French doors leading to the rear garden. There are two double bedrooms and a stylish shower room which completes the ground floor. Upstairs is the principal bedroom with an en-suite bathroom, as well as a fourth bedroom/dressing room.

Ample off-road parking is provided via a brick-paved driveway and a larger-than-average garage, whilst the landscaped and low-maintenance rear garden features patio and gravelled areas, with a sizeable decked seating terrace enjoying far-reaching views! Also included is the hot tub, ideal for those looking to relax or entertain!

Situated on Elm Close, the property is perfectly placed for the wealth of amenities within Kidsgrove and Alsager, whilst commuting routes such as the A500, A34 and M6 are only a short distance away.

A fantastic family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Oak flooring, UPVC double glazed front door, ceiling light point, tall radiator, under stairs storage cupboard.

Lounge

14'11" x 11'8"

Fitted carpet, UPVC double glazed French doors leading to the rear garden, multi-fuel burner, radiator, ceiling light point.

Kitchen

13'1" x 8'3"

Tiled flooring, two UPVC double glazed windows, downlights, tall radiator, one and a half bowl sink with drainer, integrated dishwasher, oven, gas hobs, cooker hood. Space and plumbing for a washing machine and American-style Fridge/freezer, Baxi combi boiler, wall and base units providing ample storage space.

Bedroom Two

10'10" x 9'10"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Three

10'10" x 9'4"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Shower Room

7'8" x 6'8"

Tiled flooring, part tiled walls, UPVC double glazed window, downlights, feature towel radiator, W/C. pedestal wash basin, walk-in shower.

Landing

Fitted carpet, skylight window.

Bedroom One

12'2" x 9'2"

Maximum measurements - Fitted carpet, UPVC double glazed window, downlights, tall radiator, fitted wardrobes/storage.

En-Suite Bathroom

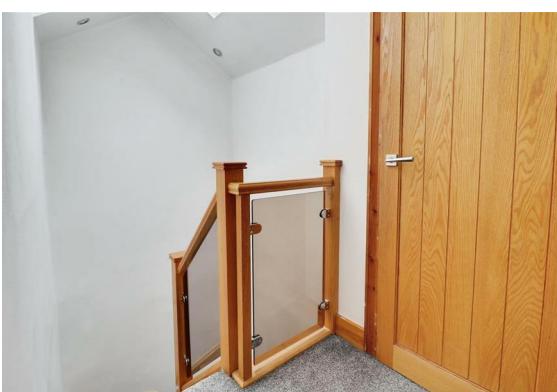
7'7" x 6'9"

Laminate flooring, UPVC double glazed window, downlights, chrome towel radiator, part tiled walls, W/C, wash basin with vanity unit, bath.

Bedroom Four/Dressing Room

12'7" x 5'6"

Fitted carpet, skylight window, wall light point, eaves storage, radiator - some restricted headroom, currently used as a dressing room.



Outside

To the front of the property is a low-maintenance gravelled garden, with a paved driveway extending to the side of the property towards the garage. The fully landscaped rear garden is tiered to include patio, decked and gravelled areas with a hot tub (included in the sale!) and a spacious seating terrace with views towards Cheshire.

Garage

A spacious brick-built garage with an electric roller door, power and lighting, alarmed with a security camera.

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.

NB: Copyright

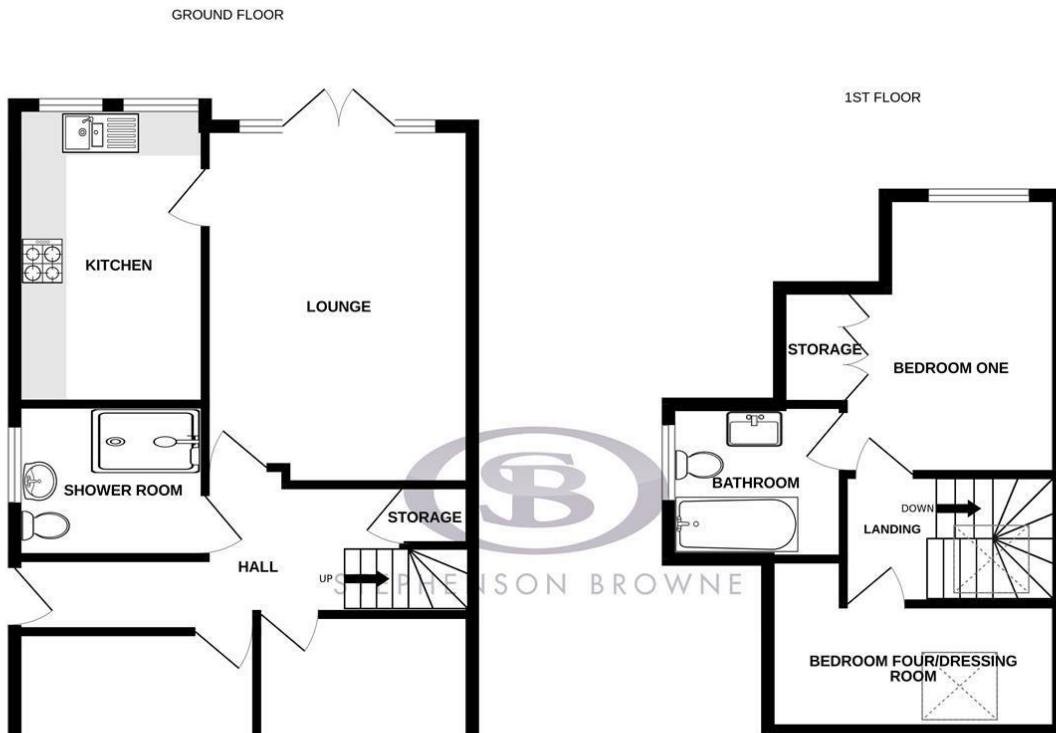
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Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



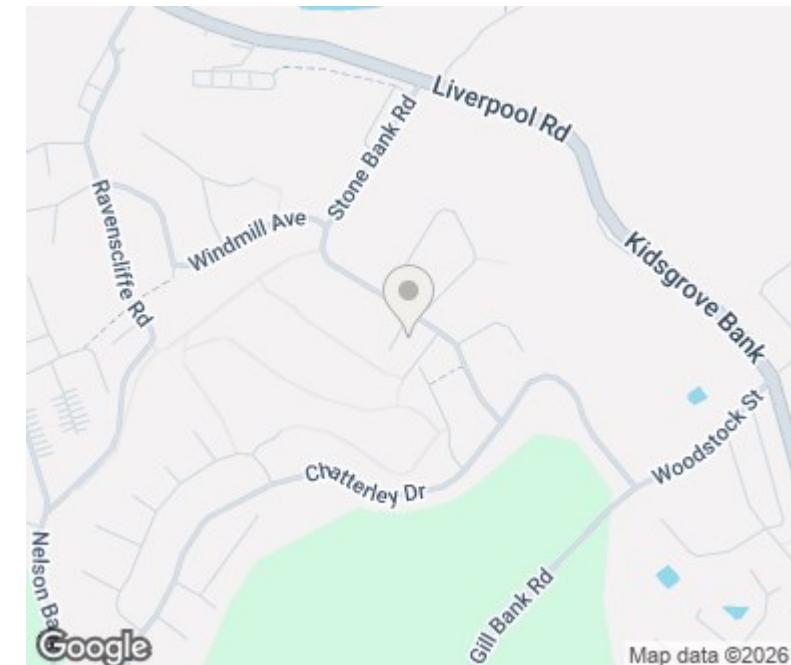
Floor Plan



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 sale and purchase 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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