



19 Birch Road

ST7 8LB

Offers Over £240,000



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STEPHENSON BROWNE

Positioned in a sought-after location, this beautifully presented three-bedroom semi-detached bungalow offers the perfect mix of countryside charm and modern living. Situated on Birch Road.

Offering flexible living, the property has a number of note worthy features including: gas central heating, UPVC double glazed windows throughout, a larger than average porch, providing a handy space for extra storage. A fully fitted kitchen with an integrated fridge, an integrated double oven and space and plumbing for a washing machine, the generous lounge diner with large UPVC window to the front elevation, letting in plenty of natural lighting. An inner hallway, giving access to two shower rooms having three piece suites, a spacious double principal bedroom having fitted wardrobes and over bed storage, and two further double bedrooms, with the second bedroom offering the opportunity to be used as a separate dining room, enjoying UPVC double glazed French doors opening onto the rear garden.

Externally the property has a generous driveway to front providing ample off road parking a detached garage, an easy to maintain garden to the front and established gardens to the rear with an excellent degree of privacy.

The property is perfectly placed for a number of commuting links such as the M6, A500 and A34, with Alsager and Newcastle-under-Lyme both within easy reach. Several schools are nearby, including Ravensmead Primary School and Wood Lane Primary School, whilst the wealth of amenities within Audley are within easy reach.

A fantastic bungalow which is packed full of potential! Please contact Stephenson Brown to arrange your viewing.



### Entrance Porch

Double glazed UPVC windows to the Front, rear and side elevation of the property. A double glazed frosted UPVC door through into the kitchen. Double glazed UPVC door to the rear elevation of the property into the poach. With space and electric for appliances, With fitted Carpets and Ceiling light point.

### Lounge

10'11" x 25'4"

Double panel radiator, Fitted carpets, Gas fire place, Two ceiling point light fittings, Three wall mounted light fittings

### Kitchen

10'0" x 6'7"

With many Integrated appliances consisting off, A fridge, Washing machine, Induction hob, Extractor fan, Dishwasher and cooker, Composite sink with a mixer tap, Spot lights fittings

### Inner Hall

### Shower Room One

7'9" x 6'4"

Spot lights, Low-level pushbutton WC, Pedestal hand wash basin, Double walk in shower, Frosted double glazed window to the side elevation. Double panel radiator

### Shower Room Two

4'7" x 4'11"

Low-level pushbutton WC, Wall mounted hand wash basin, Single shower cubical, Single light point, Single panel radiator

### Principal Bedroom

14'4" x 6'11"

Fitted carpets, Double glazed window to the rear elevation, Single panel radiator, Fitted wardrobes, Ceiling light fitting

### Bedroom Two

10'5" x 8'7"

Double glazed patio doors to the rear elevation, Wooden effect flooring, Single panel radiator, Three porting ceiling light fitting

### Bedroom Three

6'9" x 10'4"

Celing light fitting, Double glazed window to the side elevation, Wooden effect flooring

### Externally

Off Road parking to the front, Grassed area to the front, Enclosed by hedges in the rear garden, Small patioed area,



## **Garage**

Brick build Single garage with an up and over garage door

## **Alsager AML Disclosure**

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.

## **Council Tax Band**

The council tax band for this property is B

## **NB: Tenure**

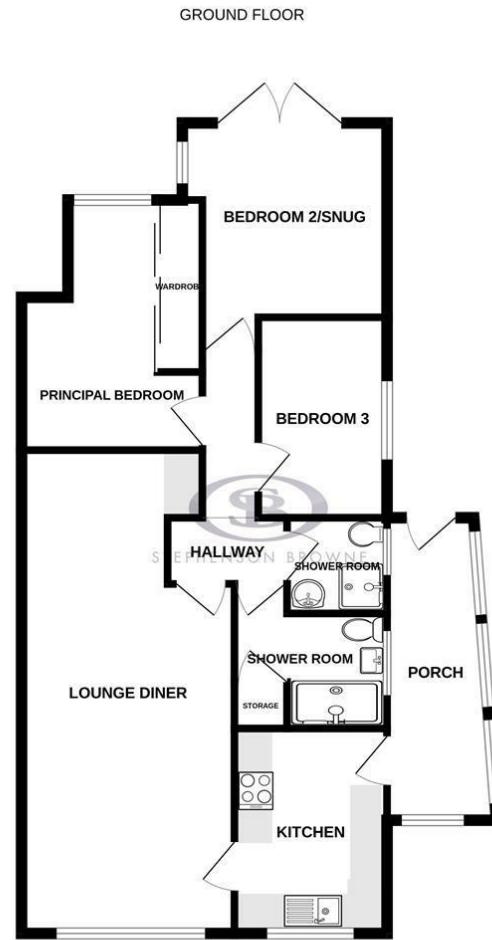
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

## **NB: Copyright**

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## Floor Plan



## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	74
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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