



**99 Hassall Road**

ST7 2SZ

**Offers In The Region Of £475,000**



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STEPHENSON BROWNE

**CENTRAL LOCATION - RENOVATED AND EXTENDED** - An executive, extended detached bungalow situated within the heart of Alsager, close to a range of exceptional schooling and a growing variety of amenities that the village has to offer. The property has recently been renovated and extended by an award winning, highly regarded local developer of repute. The property has been designed with high specification in mind and no expense has been spared here! Also, there are a number of data points throughout the home, ready and equipped for full fibre connectivity.

Accompanying this wonderful property are a wealth of attributes worthy of mention, some of which include:- Energy efficient flush casement double glazing throughout and aluminium sliding patio doors with low threshold, underfloor heating throughout, a spacious open plan lounge/kitchen diner with contemporary units, herringbone style flooring, a large open plan kitchen/dining/living area complete with contemporary 'shaker' style kitchen, Quartz stone breakfast bar and work surfaces, a range of Neff appliances and sliding patio door to the rear. There is also a separate handy utility room with space for a washer and dryer. All three bedrooms are double rooms with built-in dressing area and en-suite to the principal bedroom. The family bathroom features a three piece suite with separate bath, WC and sink. Both suites are complete with Hansgrohe and Geberit fittings.

To truly appreciate the size, specification and favourable position, early viewings come highly recommended. Call Stephenson Browne today to arrange yours and avoid missing out!



### **Entrance Hall**

Composite entrance door with double glazed frosted insets. Doors to all rooms. Underfloor heating. Telephone point. Loft access point. Two storage cupboards.

### **Lounge Kitchen/Diner**

23'9" x 23'5"

A range of wall, base and drawer units with quartz work surfaces over incorporating a stainless steel sink unit with drainer and mixer tap. A range of integrated Neff appliances including induction hob with extractor canopy over, oven, dishwasher and fridge freezer. Double glazed windows to the rear and side elevation. Double glazed sliding patio doors opening to the rear garden. Inset spotlighting. TV aerial and telephone points.

### **Utility Room**

13'7" x 6'1"

Base units with work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Space and plumbing for a washing machine. Space for a tumble dryer. Double glazed window to the front elevation. Wall mounted Worcester Bosch gas central heating boiler. Composite door with double glazed inset opening to the side.

### **Principal Bedroom**

9'10" x 12'7"

Double glazed window to the front elevation. TV aerial and telephone points. Door into:-

### **En-Suite**

7'6" x 7'10"

Four piece suite comprising a low level WC with push button flush, dual vanity wash hand basins with mixer taps and storage cupboards below and a double shower unit with shower over and rinser attachment. Double glazed frosted window to the rear elevation. Heated towel rail. Fitted mirror. Storage cupboard.

### **Dressing Room**

6'9" x 6'8"

Double glazed window to the rear elevation.

### **Bedroom Two**

9'11" x 12'1"

Double glazed window to the front elevation. TV aerial and telephone points.

### **Bedroom Three**

9'11" x 7'10"

Double glazed window to the front elevation. TV aerial and telephone points.



### **Family Bathroom**

5'7" x 8'10"

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below and a panelled bath with shower over and rinser attachment. Half tiled walls. Heated towel rail. Fitted mirror. Double glazed frosted window to the rear elevation.

### **Externally**

The property is approached by a shale driveway providing ample off road parking for numerous vehicles. Mainly laid to lawn with hedges and fenced boundaries. Access gate opening to the rear garden. The rear garden is mainly seeded with paved patio area providing ample space for garden furniture.

### **Detached Garage**

Double glazed window to the side elevation. Electric roller door to the front. Pre-wired for EV charging point.

### **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**

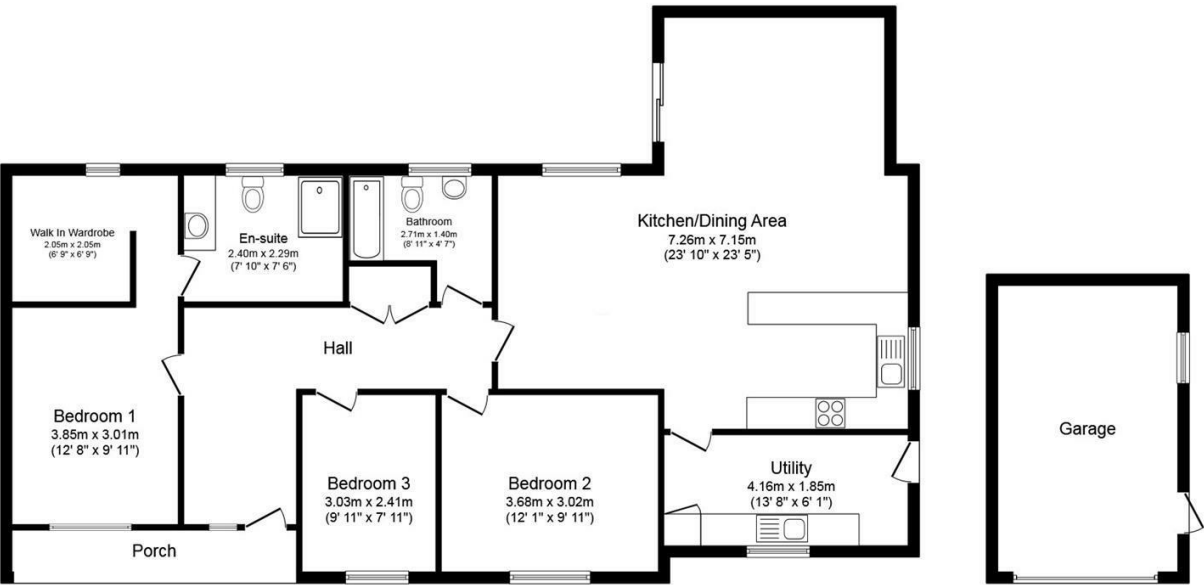
The council tax band for this property is D.

### **NB: Copyright**

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Floor Plan



Floor Plan

Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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		
(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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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