



**70 Eaton Road**

ST7 2BQ

**£315,000**



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STEPHENSON BROWNE



A fantastic opportunity to purchase a well-proportioned three bedroom detached family home backing onto Alsager Cricket Club, benefiting from three reception rooms and offered for sale with no onward chain!

Although requiring some modernisation, this spacious home offers excellent potential and a huge amount of scope for a buyer to make it their own.

An entrance porch and hallway leads to the kitchen and a generous lounge, with a separate dining room and sun room to the rear (featuring patio doors to the garden). There is also integral access into the garage via a very useful utility cupboard. To the first floor is a galleried landing and three sizeable bedrooms (with bedrooms one and two benefiting from views onto Alsager Cricket Club to the rear), and a family bathroom.

Off-road parking is provided via a tarmac driveway to the front of the property, as well as an integral single garage. The delightful rear garden features patio and lawned areas with mature shrubs, and opens onto the grounds of Alsager Cricket Club.

Eaton Road is perfectly placed for the wealth of amenities within Alsager, with several schools including Pikemere County Primary School, Alsager School and Alsager Highfields Foundation Primary School all within close proximity. Commuting links such as the M6, A500 and A34 are also within easy reach, whilst leisure facilities such as Alsager Sports Hub and Alsager Leisure Centre are nearby, with Alsager Cricket Club quite literally the end of your garden!

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





### **Entrance Porch**

UPVC double glazed front door, tiled flooring, ceiling light point.

### **Entrance Hall**

Fitted carpet, UPVC double glazed window, wall light point, radiator, under stairs storage cupboard.

### **Utility Cupboard**

Fitted carpet, ceiling light point, space and plumbing for appliances, integral garage access.

### **Kitchen**

11'0" x 7'6"

Vinyl tile effect flooring, UPVC double glazed window and side door, ceiling light point, tiled splashback, wall and base units, door leading into the Dining Room.

### **Lounge**

14'2" x 12'7"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fireplace, double sliding doors opening into;

### **Dining Room**

10'9" x 7'6"

Fitted carpet, ceiling light point, two wall light points, radiator, window and door leading into;

### **Sun Room**

9'6" x 7'1"

Laminate flooring, UPVC double glazed window and patio doors leading to the rear garden, ceiling light point.

### **Landing**

A galleried landing with fitted carpet, UPVC double glazed window, wall light point, storage cupboard, loft access.

### **Bedroom One**

15'0" x 10'0"

Maximum measurements - Fitted carpet, UPVC double glazed window with views onto Alsager Cricket Club to the rear, two ceiling light points, radiator, fitted wardrobes.

### **Bedroom Two**

12'0" x 9'9"

Fitted carpet, UPVC double glazed window with views onto Alsager Cricket Club to the rear, downlights, radiator, fitted wardrobes.

### **Bedroom Three**

12'5" x 8'0"

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





### **Bathroom**

7'8" x 7'3"

Fitted carpet, UPVC double glazed window, downlights, tiled walls, radiator, W/C, wash basin with vanity unit, bath with overhead shower.

### **Outside**

To the front of the property is a tarmacadam driveway and a lawned garden with a border hedge, whilst the rear garden features patio and lawned areas with mature shrubs, opening onto the grounds of Alsager Cricket Club to the rear.

### **Garage**

An integral single garage with Up and Over garage door, with integral access into the entrance hall via the Utility space.

### **Council Tax Band**

The council tax band for this property is D.

### **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**

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

### **Alsager AML Disclosure**

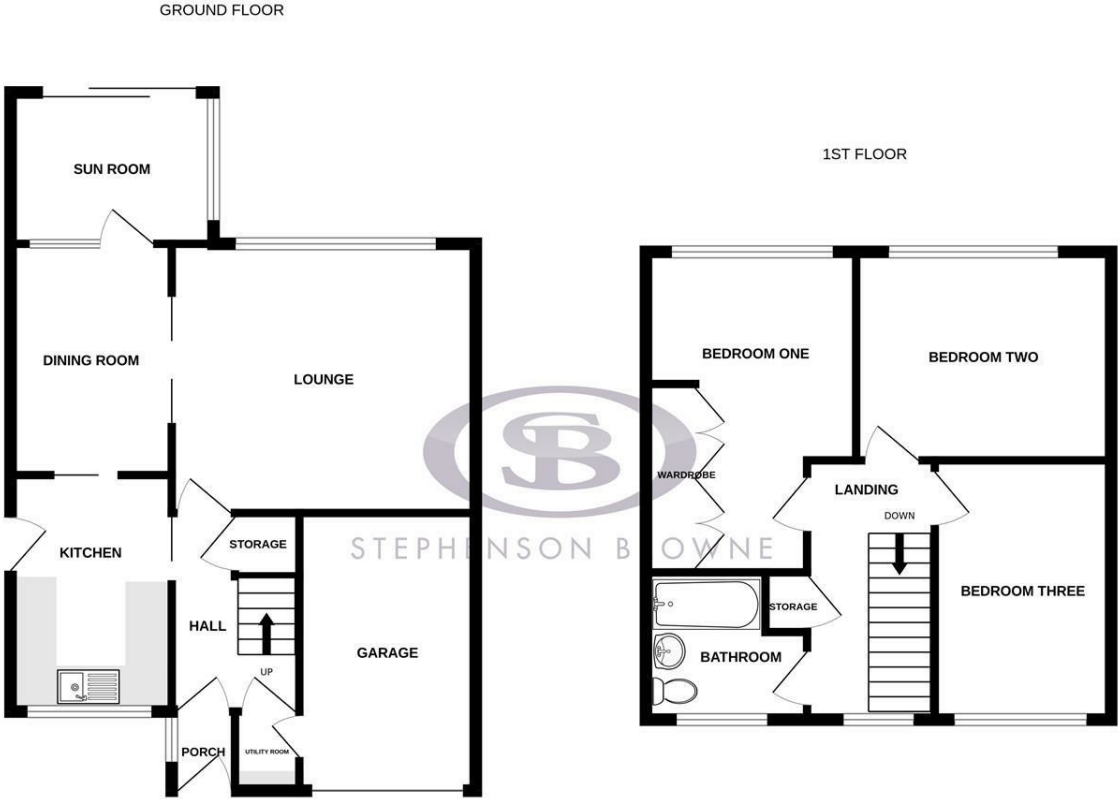
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Floor Plan



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 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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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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.

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