



**30 Bladon Crescent**

ST7 2BG

**Guide Price £330,000**



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STEPHENSON BROWNE

**NO CHAIN, GREAT LOCATION & EXTENDED, FAMILY ACCOMMODATION**  
- A generous four bedroom, family home situated on a well regarded residential estate positioned just a short walk from the heart of Alsager, having excellent schooling and the Salt Line nature walk on your doorstep. The property is in need of some modernisation internally which has been reflected in the price however, the home has been extended and improved over the years to offer well planned accommodation that would suit a wide range of discerning buyers requirements!

Accompanying the home are a number of features to note, some of which include: double glazing throughout, gas central heating, a large lounge/diner with feature fireplace and sliding doors leading to the rear garden, a spacious open-plan breakfast kitchen, the garage has been partitioned to accommodate a useful downstairs WC whilst retaining ample storage space. The first floor has ample storage off the landing and four generous bedrooms, three of which are double rooms that all enjoy built-in wardrobes, bedroom four is versatile and has been used as a home office in more recent times. There is a family bathroom with separate WC in addition to the shower room which forms part of the extension.

Externally, to the front the property has a block paved driveway providing ample off road parking for several vehicles and a mature, rear garden, perfect for all the family!

Contact Stephenson Browne today to book your all-important viewing on what could be your next home!

#### Accommodation

With a wall light & a double glazed sliding door, opening into:

#### Entrance Porch

With tiled flooring, double glazed window to side elevation, wooden panelled door, opening into:

#### Entrance Hall

With stairs to first floor, coving, radiator, telephone point, thermostat, a built-in under-stairs storage cupboard, with shelving, and lighting, door into:

#### Open Plan Lounge/Diner

24'7" x 11'3" (7.502 x 3.454)

With double glazed bay window to front elevation, TV point, two radiators, a feature Georgian style fireplace with marble hearth housing a gas living flame effect fire, ample power points, two ceiling lights and ceiling rose, two wall lights and double glazed sliding patio doors giving access to the rear garden.

#### Breakfast Kitchen

16'2" x 10'10" (4.942 x 3.304)

With tile effect vinyl flooring throughout, a wall mounted gas boiler serving central heating and domestic hot water systems, two double glazed windows to rear elevation, a range of wall, base and drawer units with quartz style working surfaces over incorporating stainless steel one-and-a-half bowl sink/drain unit with mixer tap and cupboard below, under-cupboard lighting, coving, TV point, radiator, space for freestanding cooker with tiled splashback and extractor canopy over, space and plumbing for automatic washing machine, space for dryer, space for freestanding fridge/freezer and a double glazed panelled door giving access to the rear, door into:

#### Integral Garage

17'2" x 7'6" (5.237 x 2.288)

(including WC) With a single up-and-over door, telephone point, ample shelving, a workbench, lighting, power, door into:

#### WC

With tiled flooring and complimentary wall tiling, shaver point, extractor point, a heated towel rail and radiator, a low-level WC and a pedestal hand wash basin.

#### First Floor Landing

With doors to all rooms, access to loft space via loft hatch, ceiling light, a built-in airing cupboard housing a hot water cylinder with shelving, door into:





#### Bedroom One

13'6" x 10'8" (4.122 x 3.256)

With double glazed window to front elevation, pendant light, radiator, ample power points and a built-in double wardrobe having mirrored sliding doors.

#### Bedroom Two

11'0" x 10'8" (3.370 x 3.253)

Another spacious double room with pendant light, double glazed window overlooking the rear garden, coving, radiator, ample power points and built-in double wardrobe with sliding doors.

#### Bedroom Three

10'2" x 7'4" (3.116 x 2.255)

A well proportioned third room with pendant light, double glazed window to front elevation, radiator and ample power points.

#### Bedroom Four

9'5" x 7'2" (2.874 x 2.207)

A well appointed fourth bedroom, currently being used as an office with double glazed window to front, pendant light, a built-in wardrobe with mirrored sliding doors, radiator.



#### Family Bathroom

With extractor point, ceiling light, double glazed privacy window to rear elevation, shaver point, partially tiled walls, radiator, pedestal hand wash basin and a panelled bath.

#### WC

With a fully tiled walls and complimentary tiled effect, vinyl flooring, extractor point, double glazed uPVC window to rear elevation, ceiling light, a low-level WC and a wall mounted hand wash basin.



#### Shower Room

With fully tiled walls and tile effect vinyl flooring, double glazed window to side elevation, extractor points, shaver points, a radiator and heated towel rail plus a three-piece suite, comprising of: a low-level WC, pedestal hand wash basin and a walk-in shower cubicle with glazed opening door housing a wall mounted electric mixer shower.

#### Externally

The front of the property is approached via a block paved driveway providing ample off-road parking for several vehicles with access to the rear which can be made by a secure side gate.



The rear garden is fully enclosed and has a north-westerly aspect, having a block paved patio area providing ample space for garden furniture, a security light, water point, a shaped pathway with lawn and well stocked borders either side leading to the foot of the garden where there is a garden store/summer house and a further crazy paved seating area.

