



Hellyar-Brook Road,  
Alsager



**OneAgency**

01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)





# £300,000

Modern detached house, located in the highly sought after Location of Alsager within close proximity of local amenities. The property benefits from an en suite to the master bedroom, conservatory, garage, off road parking and established rear garden. The property is offered with no chain involvement and viewing is highly recommended.





## GROUND FLOOR

### Entrance Lobby

Radiator, stairs to first floor, door to front.

### Living Room

4.22m plus bay x 3.58m (13' 10" x 11' 9") Double glazed bay window to front, radiator, door into dining room.

### Dining Room

2.73m x 2.55m (8' 11" x 8' 4") Double glazed sliding doors into conservatory, radiator.

### Conservatory

2.75m x 2.48m (9' 0" x 8' 2") Double glazed door to side, radiator.

### Kitchen

2.83m x 2.99m (9' 3" x 9' 10") Double glazed window to rear, fitted with a range of wall, base and drawer storage units, fitted double oven with gas hob and extractor fan above, stainless steel sink and drainer unit with mixer tap, dishwasher, part tiled walls, tiled floor, radiator, under stairs storage area.

### Inner Lobby

Door to side.

### Cloaks

1.07m x 1.66m (3' 6" x 5' 5") WC, hand wash basin, double glazed frosted window to rear, radiator, hand wash basin, tiled floor.



### Garage

5.19m x 2.33m (17' 0" x 7' 8") Up and over door, wall mounted boiler, power and lighting, plumbing for washing machine.

## FIRST FLOOR

### Landing

Access to loft, airing cupboard.

### Master Bedroom

3.58m x 3.59m (11' 9" x 11' 9") Double glazed window to front, radiator, built in wardrobes and built in storage.

### En Suite

Double glazed frosted window to front, shower cubicle with electric shower, WC and hand wash basin, heated towel rail.

### Bedroom Two

4.35m x 2.38m (14' 3" x 7' 10") Double glazed windows to front and rear, radiator.

### Bedroom Three

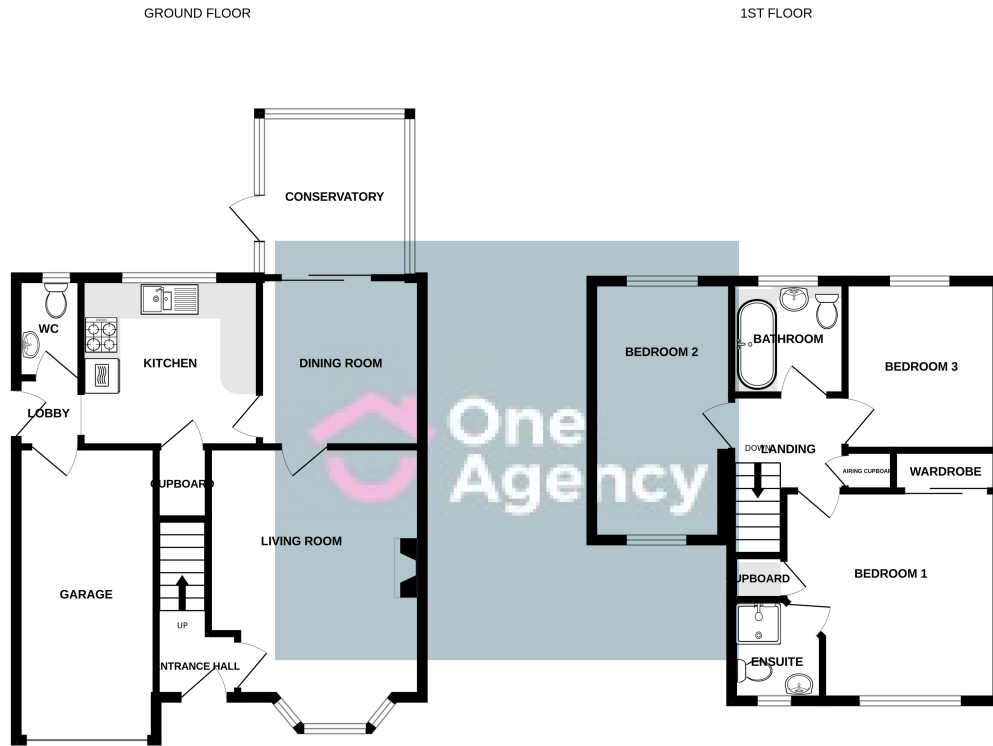
2.82m x 2.53m (9' 3" x 8' 4") Double glazed window to rear, radiator.

### Bathroom

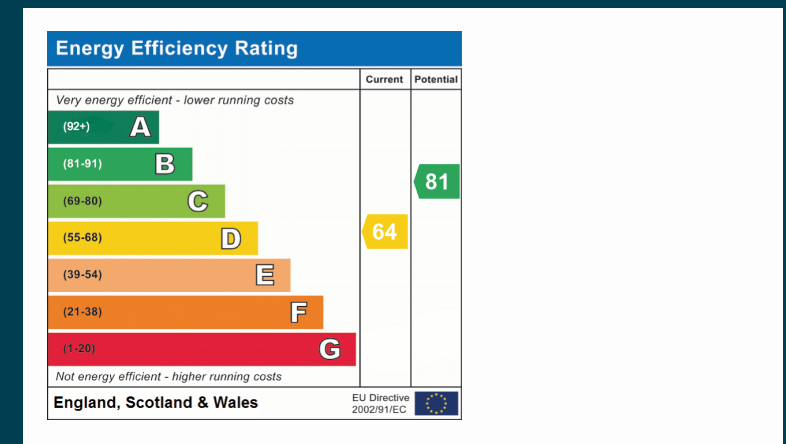
1.91m x 1.92m (6' 3" x 6' 4") White bathroom suite comprising of panelled bath, WC and hand wash basin, double glazed frosted window to rear, heated towel rail.

### Outside

Off road parking for two cars to front with lawn and shrub borders, rear garden with lawn, paved patio area and garden shed.



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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OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

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