



# William Higgins Close

Alsager

Stoke-on-Trent, ST7 2GU



## OneAgency

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£340,000

Executive detached house which is offered for sale with NO CHAIN INVOLVEMENT, situated in the highly sought after location of Alsager. This fantastic property, benefits from a woodland area to the rear and a stunning open plan Kitchen / Dining / Family room, which overlooks an attractive rear garden with seating area. The first floor benefits from a master bedroom with walk in wardrobe and en suite. In addition there is a further en suite to the guest bedroom and a family bathroom. Viewing of this truly stunning property, is highly recommended to appreciate the quality of the accommodation on offer.





#### ENTRANCE HALLWAY

Stairs to first floor, radiator, door to front, laminate floor, under stairs storage area.

#### CLOAKS

1.29m x 1.81m (4' 3" x 5' 11") WC, radiator, hand wash basin.

#### LIVING ROOM

3.49m x 5.04m (11' 5" x 16' 6") Double glazed window to front, radiator.

#### KITCHEN/DINING/FAMILY

8.28m x 3.63m (27' 2" x 11' 11") Double glazed windows to rear, double glazed French doors to rear, two radiators, door to side, laminate flooring, breakfast bar area, fitted with a range of wall, base and drawer storage units, fitted hob with extractor above, fitted double oven, fitted dishwasher, fitted fridge and freezer, built-in storage area and plumbing for washing machine.

#### LANDING

Radiator, access to loft, built-in storage area, additional built-in storage area housing hot water cylinder.

#### MASTER BEDROOM

3.98m max x 3.49m (13' 1" x 11' 5") Double glazed window to front, radiator, built-in storage area.

#### WALK IN DRESSING AREA

1.78m x 1.39m (5' 10" x 4' 7") Radiator, double glazed window to front.

#### EN SUITE SHOWER ROOM

1.71m x 2.40m (5' 7" x 7' 10") Shower cubicle with mains shower, WC and wash basin, fitted storage, double glazed frosted window to side, heated towel rail.

#### GUEST BEDROOM

2.58m x 3.40m (8' 6" x 11' 2") Double glazed window to front, radiator, built-in wardrobes.

#### EN SUITE SHOWER ROOM

1.35m x 2.12m max (4' 5" x 6' 11") Shower cubicle with mains shower, WC and wash basin, double glazed frosted window to side, radiator .

#### BEDROOM THREE

3.20m max x 3.30m (10' 6" x 10' 10") Radiator, double glazed window to rear.

#### BEDROOM FOUR

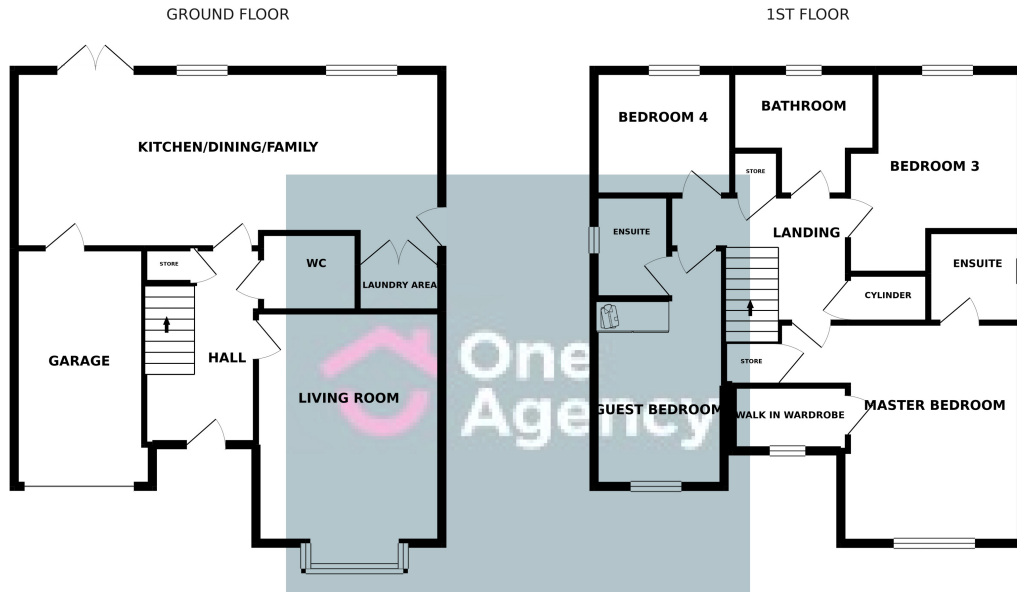
2.71m x 2.31m (8' 11" x 7' 7") Double glazed window to rear, radiator.

#### FAMILY BATHROOM

2.31m max x 2.03m plus fitted storage space (7' 7" x 6' 8") Double glazed frosted window to rear, radiator, panelled bath, WC and wash basin, fitted storage, laminate floor, part tiled walls.

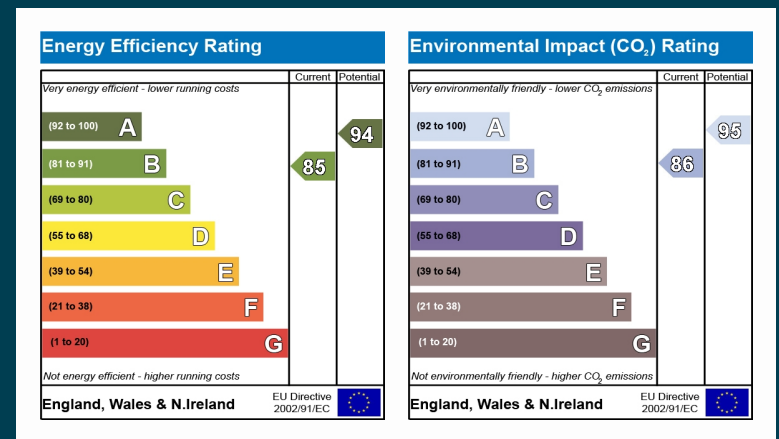
#### OUTSIDE

Attractive rear garden mainly laid to lawn with established shrub borders, decking area and patio area.



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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Detached 4 bed



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