

1 Portland Drive

ST7 3BS

£275,000

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STEPHENSON BROWNE

An excellent opportunity to purchase an extended three bedroom semi-detached home with a sizeable rear garden and backing onto playing fields, occupying a prime position within Scholar Green!

Featuring a much larger-than-average garden, this semi-detached family home has ample potential and scope to create a superb family home!

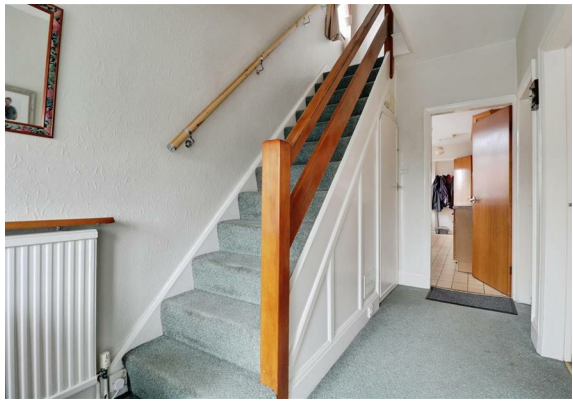
An entrance porch and hallway leads to a dining room and an extended lounge, which features patio doors leading to the rear garden, with a kitchen, rear hall and downstairs W/C completing the ground floor. Upstairs, there are three bedrooms and the family bathroom.

Ample off-road parking for multiple vehicles is provided via a paved driveway, with a detached garage offering further parking and storage space. To the rear of the property is a sizeable garden which is mostly laid to lawn, and offers an excellent degree of privacy. Backing onto playing fields, the garden creates an idyllic space to relax and enjoy the sunshine!

Situated on Portland Drive, the property is perfectly placed for a number of transport links including the A34, A500 and M6, as well as the wealth of amenities within both Alsager and Congleton. Scholar Green Nursery and Primary School is within close proximity, whilst a number of walks along the nearby Trent & Mersey Canal and in the surrounding countryside are quite literally on your doorstep!

A superb family home which is full of potential! Please contact Stephenson Browne to arrange your viewing.













Entrance Porch
Twin open opening double glazed doors to the front and inner door to the hall.

Entrance Hall
Useful under stairs storage cupboard with double glazed window to the side and wall mounted gas central heating boiler. Radiator, stairs to the first floor accommodation and doors leading off.

Lounge
20'4" x 11'5"
Sliding double glazed doors over looking the large rear garden. Two radiators, gas fire, wall lighting and TV point.

Dining Room
12'4" x 11'4"
Maximum measurements into bay window - Double glazed bay window to the front and radiator. Gas fire and wall lighting.

Kitchen
15'7" x 6'5"
Two double glazed windows to the side and tiled floor. Range of wall and base units, incorporating inset stainless steel sink unit, electric cooker point and plumbing for washing machine.

Rear Hall
Double glazed door to the side and door to WC.

Downstairs W/C
Window to the rear. WC and radiator.

Landing
Window to the side and doors leading off, storage cupboard.

Bedroom One
12'9" into bay x 9'5" upto wardrobes
Double glazed window to the front and radiator. Built in wardrobes.

Bedroom Two
12'0" x 9'4" to wardrobes
Double glazed window to the rear over looking the rear garden. Built in wardrobe.

Bedroom Three
6'10" x 6'6"
Double glazed window to the front elevation and radiator.













Bathroom
7'0" x 6'7"
Double glazed window to the rear and radiator. Three piece coloured suite, comprising WC, wash hand basin and bath with electric shower over. Part tiled walls. Built in airing cupboard.

Loft
A boarded and insulated loft space.

Outside
To the front of the property is a large paved driveway providing ample parking and leads to a detached garage. Access gate leads to the generous size enclosed rear garden which has a large lawned area, borders and paved patio. Large timber shed at the bottom of the garden.

Detached Garage
20'0" x 8'0"
Twin opening doors to the front. Electric light and power.

Council Tax Band
The council tax band for this property is C.

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
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Alsager AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



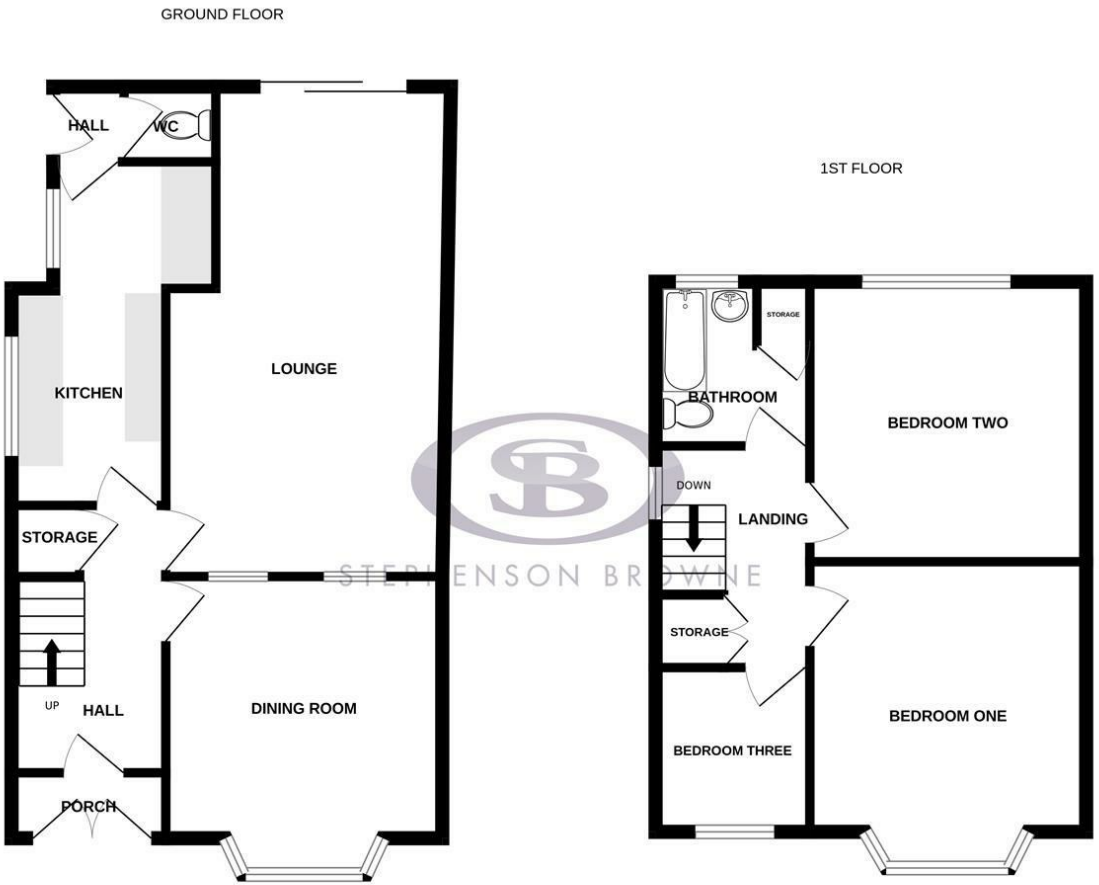








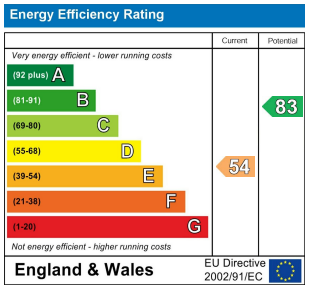
Floor Plan

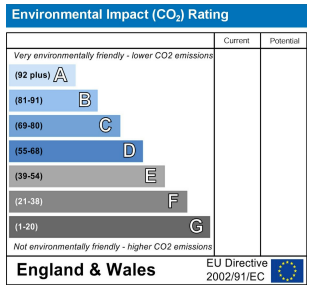


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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







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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