



**4 Poplar Drive**

ST7 2RE

**Guide Price £170,000**



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INDEPENDENT ESTATE AGENTS



NO ONWARD CHAIN! A traditional TWO BEDROOM semi-detached true bungalow enjoying a convenient position for Alsager station, Excalibur Primary School and Alsager village itself. Internal inspection will reveal well planned accommodation of pleasing proportions throughout in good decorative order.

Accompanying this deceptively spacious bungalow are a number of notable features, some of which include: Double glazing, gas central heating, a spacious entrance hall with built-in storage, a modern fitted kitchen with oven and hob having space for further white goods, two well proportioned bedrooms with built-in wardrobes to the master and a family bathroom with white suite.

Externally the property benefits from a driveway providing ample off road parking, a detached garage and established gardens to both front and rear, with the rear enjoying a good degree of privacy.

To fully appreciate the properties convenient location, true size and many attributes early viewing is highly recommended.

**Accommodation**

With security light and a double glazed panelled door opening into:

**Entrance Porch**

With pendant light and a built-in storage cupboard housing a wall mounted gas boiler serving central heating and domestic hot water systems, door into:

**Entrance Hall**

With doors to all rooms, pendant light, wall mounted thermostat, a built-in storage cupboard, radiator, door into:

**Lounge**

15'4" x 11'3" (4.684 x 3.452)

With coving, pendant light, double glazed window to rear elevation, a feature fireplace with mantle, TV point, telephone point, ample power points.

**Breakfast Kitchen**

10'9" x 9'10" (3.278 x 2.998)

With dual aspect double glazed windows to front and side elevation, extractor point, ceramic tiled flooring throughout, radiator, a comprehensive range of contemporary wall, base and drawer units having Granite effect roll top working surfaces over with decorative tiled splashback incorporating a stainless steel sink/drain unit with chrome mixer tap, tiled splashback and cupboard below, space and plumbing for automatic washing machine, space for freestanding fridge/freezer, integrated four ring electric hob with oven below.







### Master Bedroom

12'0" (to front of built-in wardrobe) x 11'7" (3.671 (to front of built-in wardrobe) x 3.534)

A spacious master bedroom which can easily accommodate a double bed having pendant light, ample power points, radiator, double glazed window to front elevation, a range of built-in wardrobes with wooden panelled doors and separate storage cupboards above.

### Bedroom Two

10'11" x 8'3" (3.345 x 2.530)

A well proportioned second bedroom which would suit a variety of uses having pendant light, double glazed window to rear elevation, radiator, ample power points.

### Bathroom

With access to loft space via loft hatch, extractor point, double glazed frosted window to side elevation, ceramic wall tiling throughout, radiator, a white three piece suite comprising of; A low level WC, pedestal hand wash basin with chrome taps and tiled splashback, a corner bath with chrome taps, bi-folding glazed shower screen and a wall mounted electric mixer shower over being fully tiled where visible.

### Detached Garage

17'1" x 9'3" (5.213 x 2.836)

With single up and over door, dual aspect glazed windows to side and rear elevation, lighting and personal door to side.

### Externally

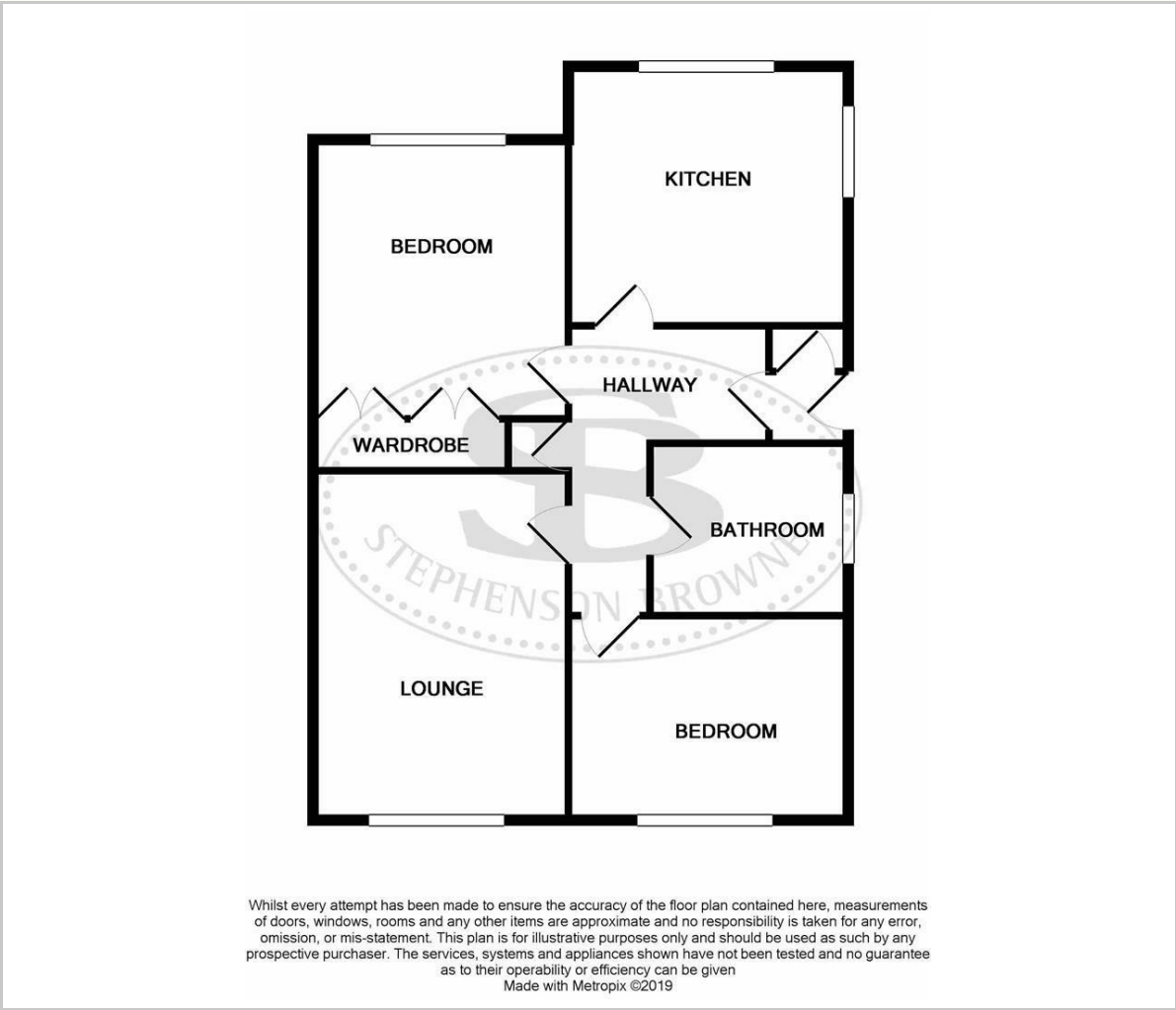
The property is approached via a paved driveway leading up to the detached garage in turn providing invaluable off road parking for a number of vehicles, a water point, established front garden with laid to lawn and well stocked borders housing a variety of matures shrubs, plants and hedgerows fenced boundaries to either side and a retaining wall to the front.

The rear garden is a particular feature of the bungalow due to its manageable size and degree of privacy, with security light, a mainly laid to lawn section with well stocked borders and plant sections housing a number of mature trees, shrubs and plants.





Floor Plan



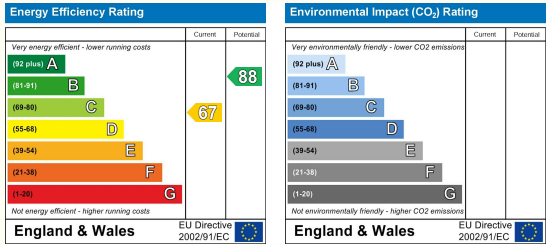
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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