



### 3 Rowhurst Crescent

ST7 1GB

Offers In The Region Of £180,000



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STEPHENSON BROWNE



IMMACULATELY PRESENTED! Stephenson Browne are delighted to offer to the market this beautifully presented three bedroom semi detached property. The accommodation briefly comprises entrance hall, W.C, dining lounge, fitted kitchen, garage, three bedrooms one en-suite and a fitted family bathroom. Externally there are low maintenance gardens to the front, side and rear with paved areas. uPVC & Gas Central Heating, Modern decor throughout and positioned in a convenient location. Viewings are essential!!

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

uPVC door to front elevation, two ceiling lights and plug socket.

#### LOUNGE DINER

12'10" x 14'4" (3.927 x 4.380 )

uPVC french doors to rear elevation, two ceiling lights, radiator and plug sockets.

#### KITCHEN

7'10" x 16'10" (2.398 x 5.147 )

uPVC window to front elevation, range of wall and base units, breakfast bar, one bowl stainless steel sink with drainer, Zanussi oven, Zanussi 4 ring hob, room for freestanding fridge/freezer, washing machine and dishwasher, two ceiling lights, radiator and plug sockets.

#### WC

WC, pedestal sink, tiled flooring, part tiled walls, ceiling light and radiator.

### FIRST FLOOR







### **BEDROOM TWO**

12'10" x 12'4" (3.935 x 3.783)

uPVC window to front elevation, radiator, ceiling light and plug sockets.

### **BEDROOM THREE**

11'0" x 6'2" (3.368 x 1.904 )

uPVC window to front elevation, radiator, ceiling light and plug sockets.



### **BATHROOM**

6'3" x 6'9" (1.912 x 2.073 )

Paneled bath, pedestal sink, low level WC, tiled flooring and part tiled walls.

### **SECOND FLOOR**

#### **BEDROOM ONE**

9'3" x 7'8" (2.826 x 2.340 )

Two Velux windows to rear elevation, storage cupboard, radiator, ceiling light and plug sockets.



#### **ENSUITE**

12'11" x 19'1" (3.948 x 5.827 )

uPVC frosted window to rear elevation, shower cubical with electric shower head, pedestal sink, low level WC, radiator, ceiling light and tiled flooring.

#### **EXTERNAL**

Pleasant front garden with a pavement to front door and lawn and hedges with parking leading to the garage.

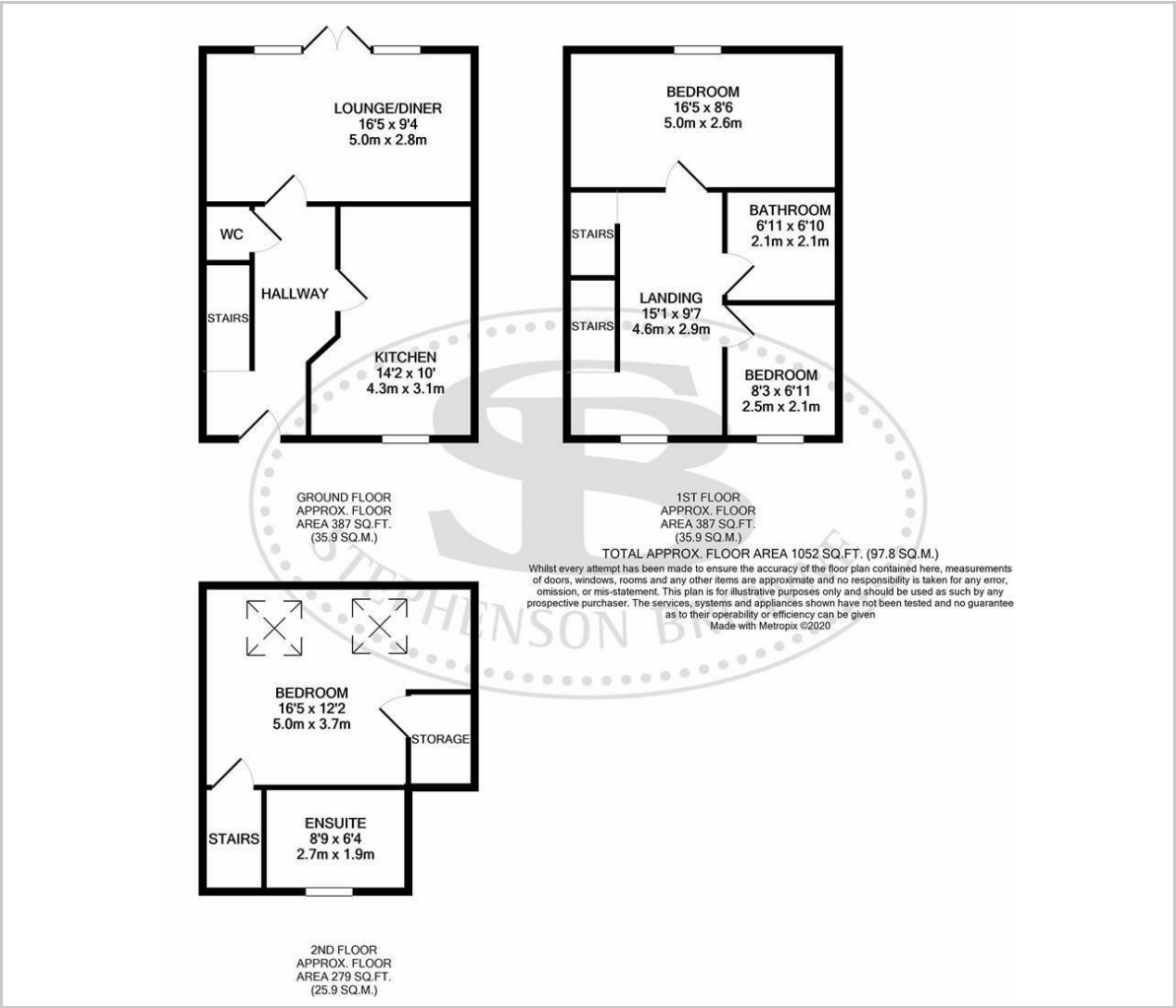
The rear is mainly laid to lawn with paved sitting area.

#### **NB: Copyright**

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Floor Plan



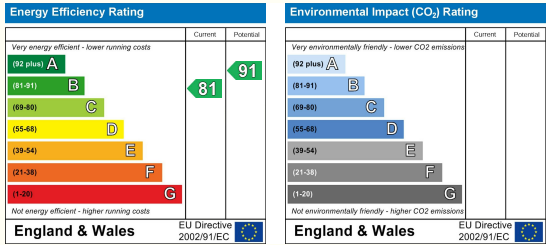
Viewing

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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