

# chris hamriding

lettings & estate agents



## 36 Collick Close, Alsager, ST7 2ZX

### Offers In The Region Of £320,000

Take a moment to view our signature, guided tour of this impressive family home, it's location & south-east facing rear garden!

Constructed by Barratt Homes in 2020 and situated on arguably one of the most desirable positions on the 'Lloyd Mews' development, this four bedroom detached family home is offered for sale with no onward chain! Positioned on a quiet, no-through road at the end of the cul-de-sac and has a pleasant front aspect overlooking mature hedgerows and adjacent working farmland.

Accompanying the home are a number of features to note, some of which include:- energy efficient double glazing & gas central heating, a spacious & welcoming entrance hall with handy understairs cupboard and a ground floor WC. The lounge is a very comfortable space positioned at the front of the home, to the rear there is a social open-plan kitchen/diner complete with high gloss units, breakfast peninsular, a useful utility cupboard and French doors leading out to the rear garden.

Upstairs, there are four bedrooms with en-suite to the master, two further double bedrooms and a fourth single room which would make a great home office, nursery or study.

Externally, the home is approached via a driveway providing tandem off road parking to the front and a low maintenance front garden. The rear garden enjoys a south-easterly aspect and has been landscaped with Indian stone patio area and an additional seating area and garden store at the foot of the garden.

Accommodation

Entrance Hall 14'10" x 8'3" (4.54 x 2.54)

Cloakroom 7'1" x 2'10" (2.16 x 0.87)

Lounge 16'4" x 10'8" (5.00 x 3.27)

Open-plan Kitchen/Diner 18'1" x 13'4" (5.53 x 4.08)

First Floor Landing 13'0" x 8'9" (3.98 x 2.68)

Bedroom One 11'7" x 8'11" (3.54 x 2.73)

En-suite 6'5" x 5'11" (1.97 x 1.82)

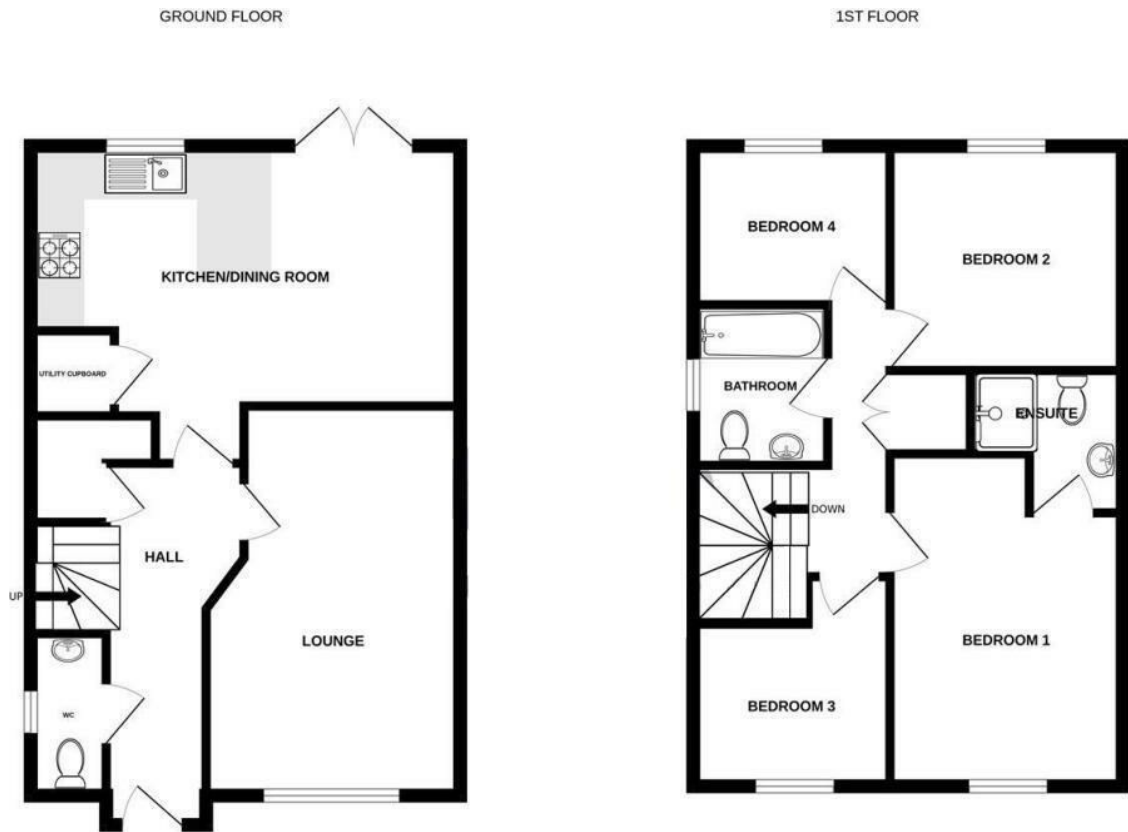
Bedroom Two 9'9" x 9'3" (2.98 x 2.83)

Bedroom Three 8'11" x 7'1" (2.72 x 2.17)

Bedroom Four 8'6" x 6'8" (2.60 x 2.04)

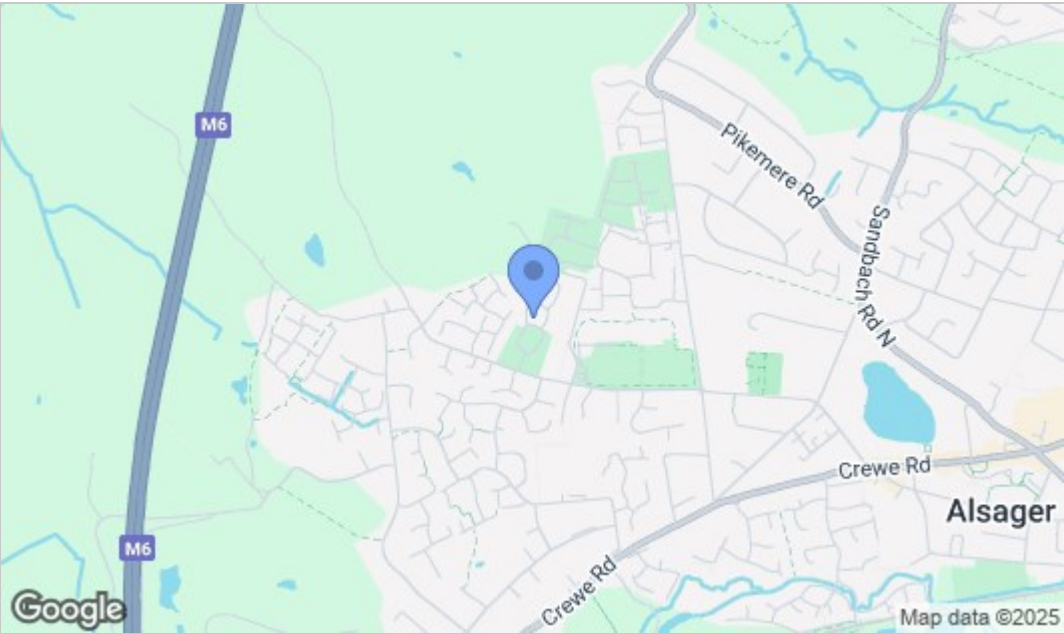
Family Bathroom 6'7" x 5'7" (2.03 x 1.71)

Floor Plan

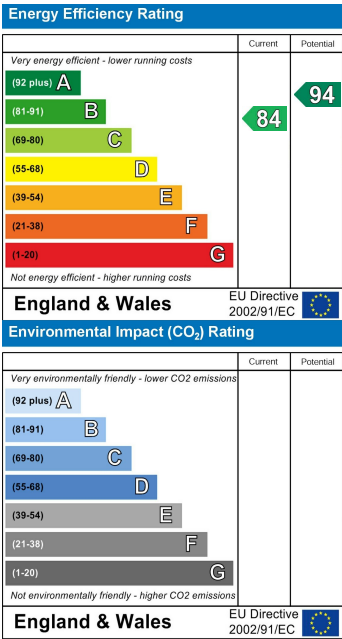


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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