



FOLLOW  **LLS**

23 Shady Grove, Alsager - ST7 2NQ
£165,000

A well proportioned three bedroom semi detached house situated within close proximity to the centre of Alsager town. The property will require general refurbishment, however it is fitted with UPVC double glazing and gas central heating. There is off-road parking and a good length family rear garden which is approximately 70ft (21m) in length.

Accommodation details: –

Enclose entrance porch leading to reception hall with traditional panel doors to rooms and staircase with under stairs cloaks/WC. Spacious bay fronted living room with coal effect gas fire having modern surround and marble hearth/inset. Rear sitting/dining room with sliding patio door opening to the garden. Kitchen fitted with basic range of units and a freestanding gas cooker, with space for further appliances. Window overlooking the rear and external side access door.





First floor; spacious landing area with traditional panel doors opening to rooms, side aspect window and loft access. Three well proportioned bedrooms with the principal bedroom overlooking the front. A bathroom contains a three-piece mixed coloured suite with an airing cupboard housing the central heating boiler.

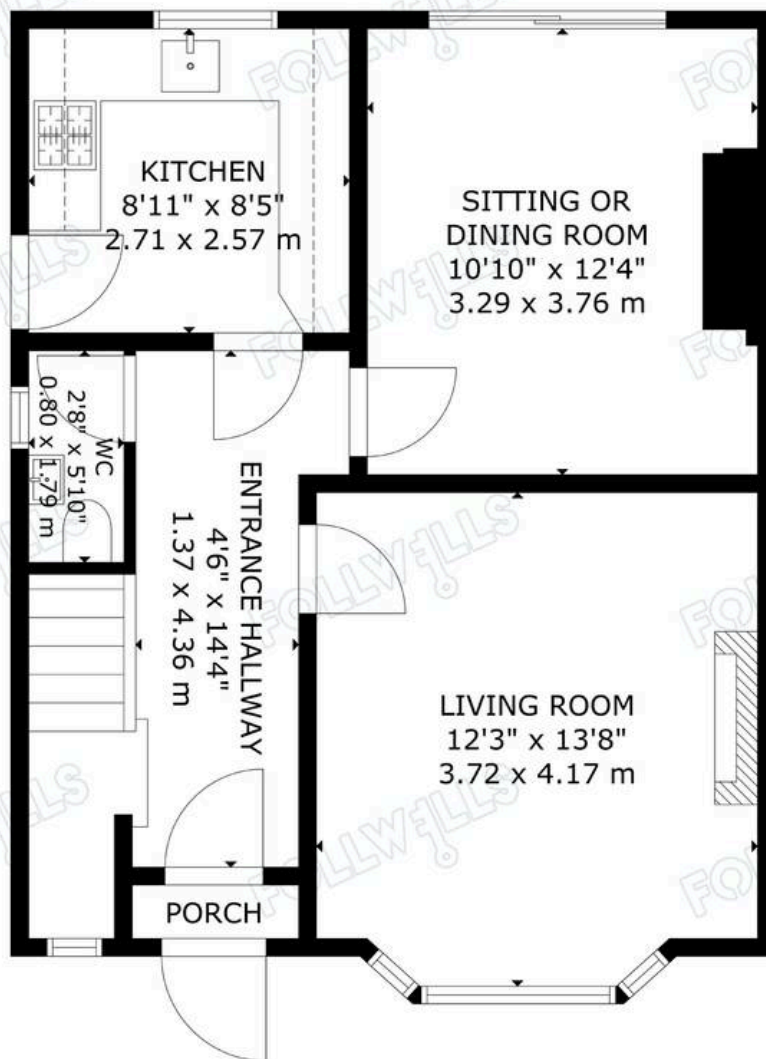
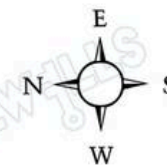
Externally there is a garden area and pathway to front door. A driveway to the side leads to a carport and narrows to a rear pathway. There is a good size fence enclosed garden situated to the rear.



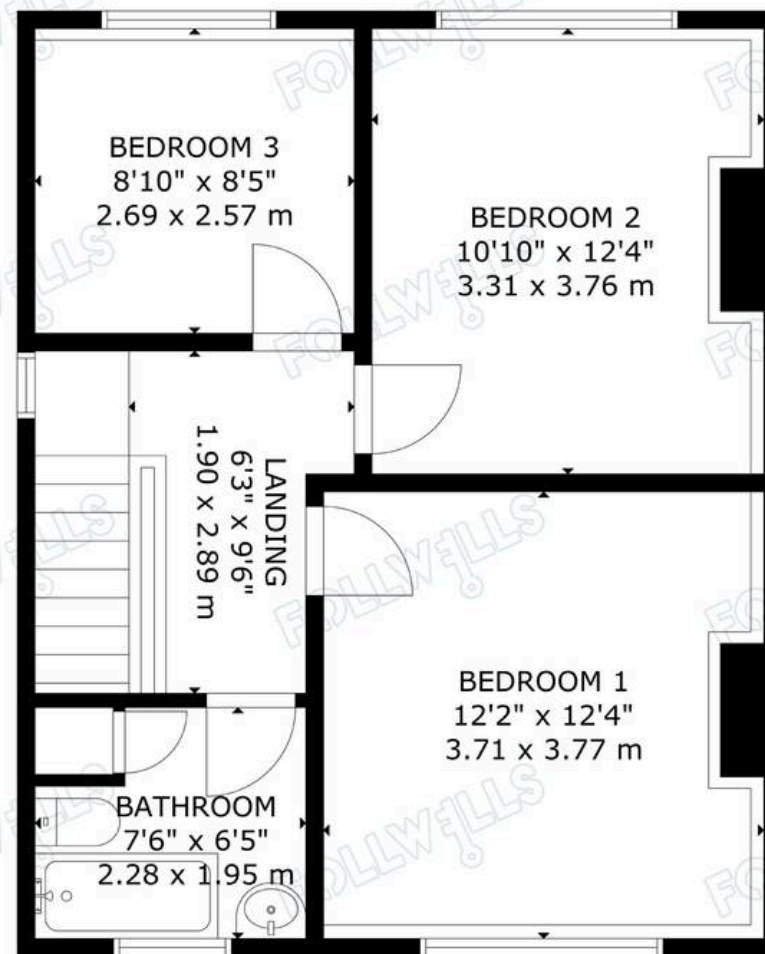
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



GROUND FLOOR



FIRST FLOOR