



24 Collick Close

ST7 2ZX

Offers Over £260,000



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STEPHENSON BROWNE



A beautifully presented FREEHOLD three bedroom semi-detached home on the popular 'Lloyd Mews' development constructed by Barratt Homes! Built to Barratt's "Moresby" design, the property incorporates a superb layout which offers spacious accommodation throughout.

An entrance hallway leads to a spacious lounge, with a well-proportioned kitchen/diner (featuring a range of integrated appliances) and a downstairs W/C completing the ground floor. Upstairs, there is a family bathroom, and a total of three bedrooms, with the master bedroom benefiting from an en-suite shower room.

To the rear of the property is a landscaped low-maintenance garden with patio and graveled areas and a timber-edged border with shrubs. Fully enclosed, this is an ideal space for any families with pets and/or children! Off road parking is provided via a tandem tarmacadam driveway.

Situated just off Dunnocksfold Road, the property is walking distance from Alsager School, Alsager Leisure centre and Alsager Sports Hub, creating an ideal environment for families whilst retaining good transport links to routes such as the M6, A500 and A34.

An ideal family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.

Entrance Hall

Composite front door, ceiling light point, radiator, built-in double storage cupboard.

Downstairs W/C

Ceiling light point, extractor fan, W/C, pedestal wash basin with chrome mixer tap, radiator.

Lounge

15'5" x 10'7" (4.715 x 3.237)

A spacious dual aspect lounge with two UPVC double glazed windows, two ceiling light points, fitted carpet, radiator.

Kitchen/Diner

15'5" x 9'6" (4.711 x 2.917)

An open plan kitchen/diner with a UPVC double glazed window, wall and base units, stainless steel sink with drainer, integrated fridge/freezer, oven and gas hobs, washing machine, dishwasher. UPVC double glazed french doors from the dining area into the rear garden, as well as UPVC double glazed window to the front elevation.

First Floor Landing

Fitted carpet, ceiling light point, loft access, built-in storage cupboard.





Master Bedroom

10'10" x 10'10" (3.322 x 3.312)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, space for wardrobes.

En-Suite Shower Room

UPVC double glazed window, laminate effect vinyl flooring, part tiled walls, W/C, pedestal wash basin, walk-in shower cubicle.

Bedroom Two

11'0" x 11'0" (3.370 x 3.360)

Maximum measurements, UPVC double glazed window, ceiling light point, radiator, fitted carpet.



Bedroom Three

8'9" x 6'5" (2.673 x 1.964)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom

UPVC double glazed window, radiator, part tiled walls, W/C, pedestal wash basin, bath with mains shower.

Outside

The low-maintenance rear garden features patio and gravel areas with a timber border, and is fully enclosed. Off road parking is provided via a tandem tarmac driveway.

Council Tax Band

The Council Tax Band for this property is C.

NB: Tenure

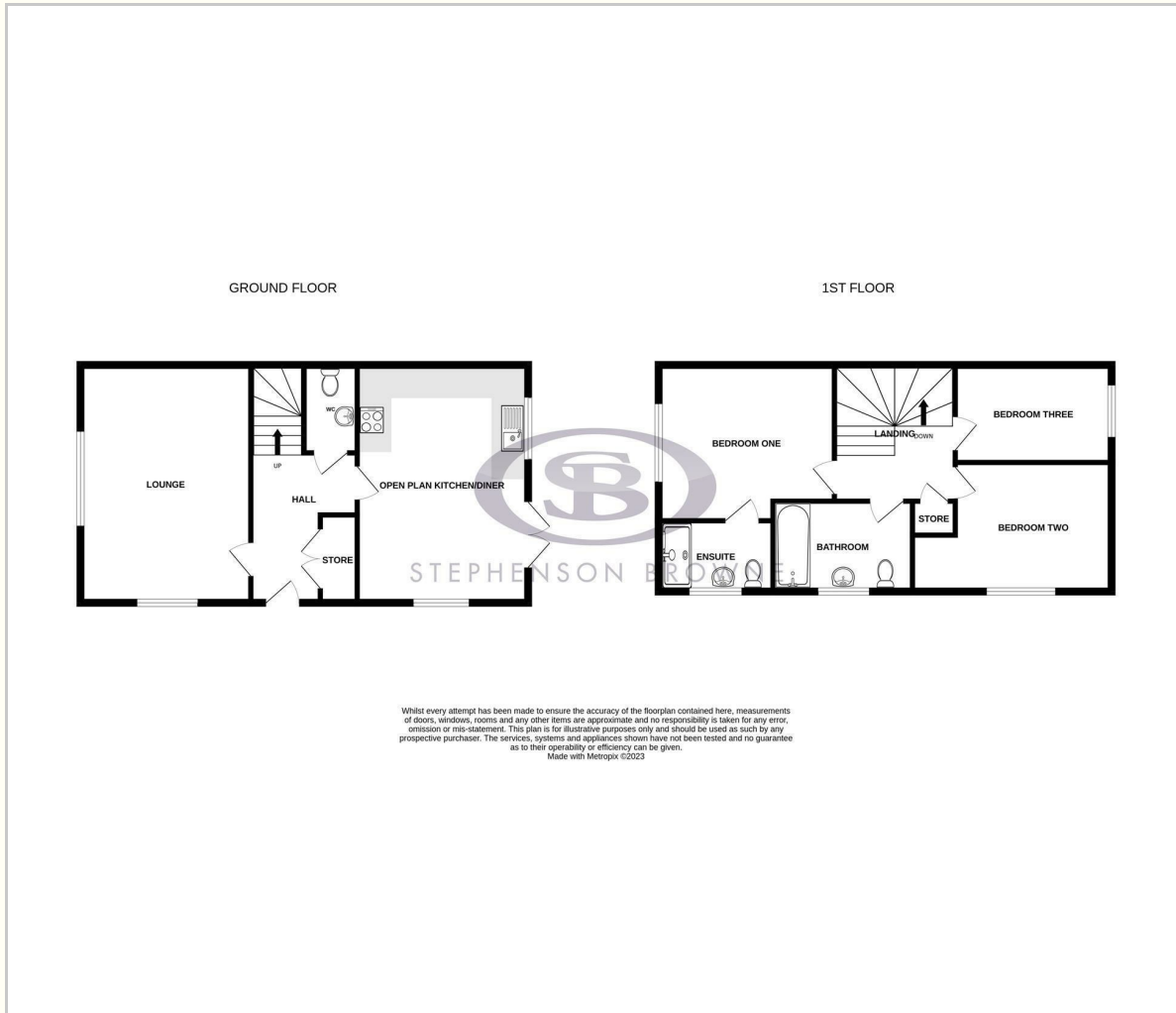
We have been advised that the property tenure is freehold, we would advise any potential purchasers to confirm this with a conveyancer prior to the exchange of contracts.

NB: Copyright

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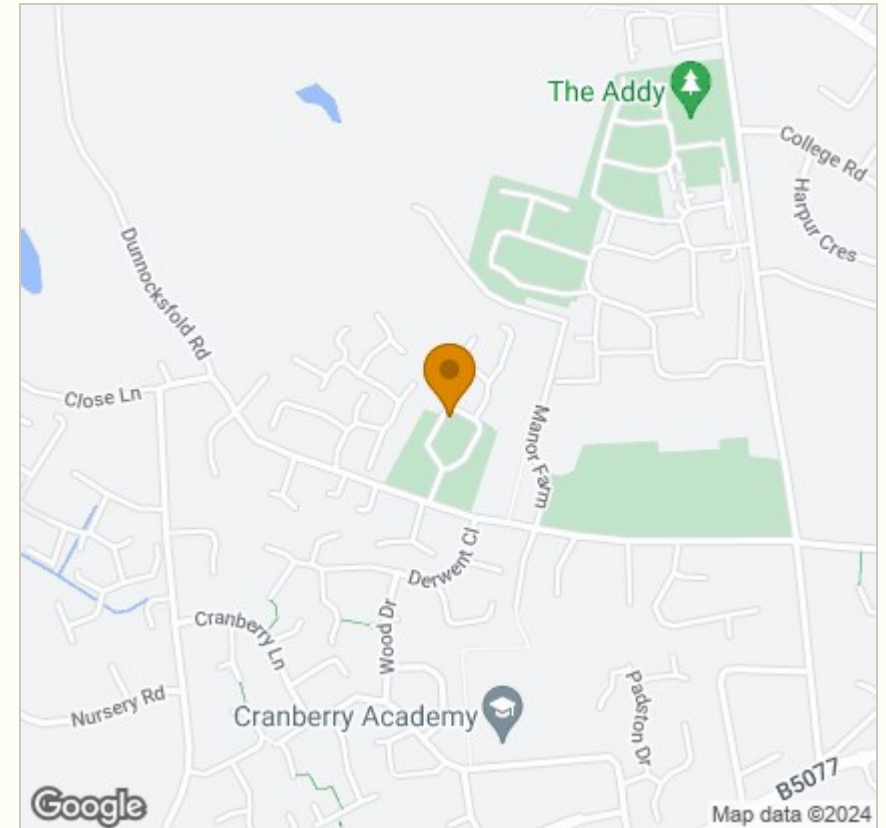
Floor Plan



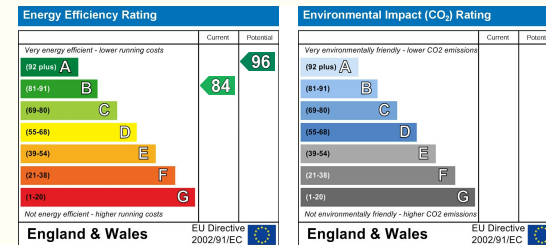
Viewing

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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