



## 5 Wordsworth Way

ST7 2NU

Offers In Excess Of £210,000



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STEPHENSON BROWNE

A two bedroom semi-detached bungalow with a detached garage, sitting on a corner plot at the head of a quiet cul-de-sac in Alsager! Offered for sale with no onward chain, this bungalow has been carefully looked after and maintained over the years to create a very welcoming home.

Situated within walking distance to the centre of Alsager, this bungalow holds an ideal and convenient location close to the various amenities and transport links available locally, including a number of bus links. An entrance hallway leads to a sizeable lounge, with a further inner hall providing access to a spacious kitchen/diner, two double bedrooms and a shower room.

Off road parking for several vehicles is provided via a tarmacadam driveway and a detached garage, with a lawned garden with mature shrubs to the front of the property, and a low maintenance paved garden to the rear which offers an excellent degree of privacy. Given the frontage and position of plot, further off-road parking could be created if desired!

The property has easy access to a number of transport links including the M6, A500 and A34, whilst Alsager Train Station is only a short distance away.

A superb bungalow which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.

**Entrance Hall**

Fitted carpet, UPVC double glazed front door, ceiling light point.

**Lounge**

17'10" x 11'5" (5.440 x 3.501)

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

**Inner Hall**

Fitted carpet, ceiling light point, loft access.





#### **Kitchen/Diner**

13'9" x 10'2" (4.211 x 3.112)

Fitted carpet, UPVC double glazed window and rear door, ceiling light point, radiator. Vaillant gas central heating boiler, stainless steel sink with drainer, wall and base units providing storage, part tiled walls.

#### **Bedroom One**

14'9" x 10'2" (4.503 x 3.106)

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

#### **Bedroom Two**

11'5" x 9'11" (3.504 x 3.027)

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

#### **Shower Room**

6'8" x 5'9" (2.036 x 1.771)

Vinyl laminate effect flooring, UPVC double glazed window, ceiling light point, radiator, tiled walls. W/C, pedestal wash basin, walk in shower cubicle.

#### **Outside**

To the front of the property is a lawned garden with mature border shrubs and a hedge to the front elevation, with a tarmac driveway providing off road parking. The low-maintenance rear garden is paved with mature border shrubs, offering a very good degree of privacy.

#### **Detached Garage**

A detached single garage benefiting from power and lighting.

#### **Council Tax Band**

The Council Tax Band for this property is C.

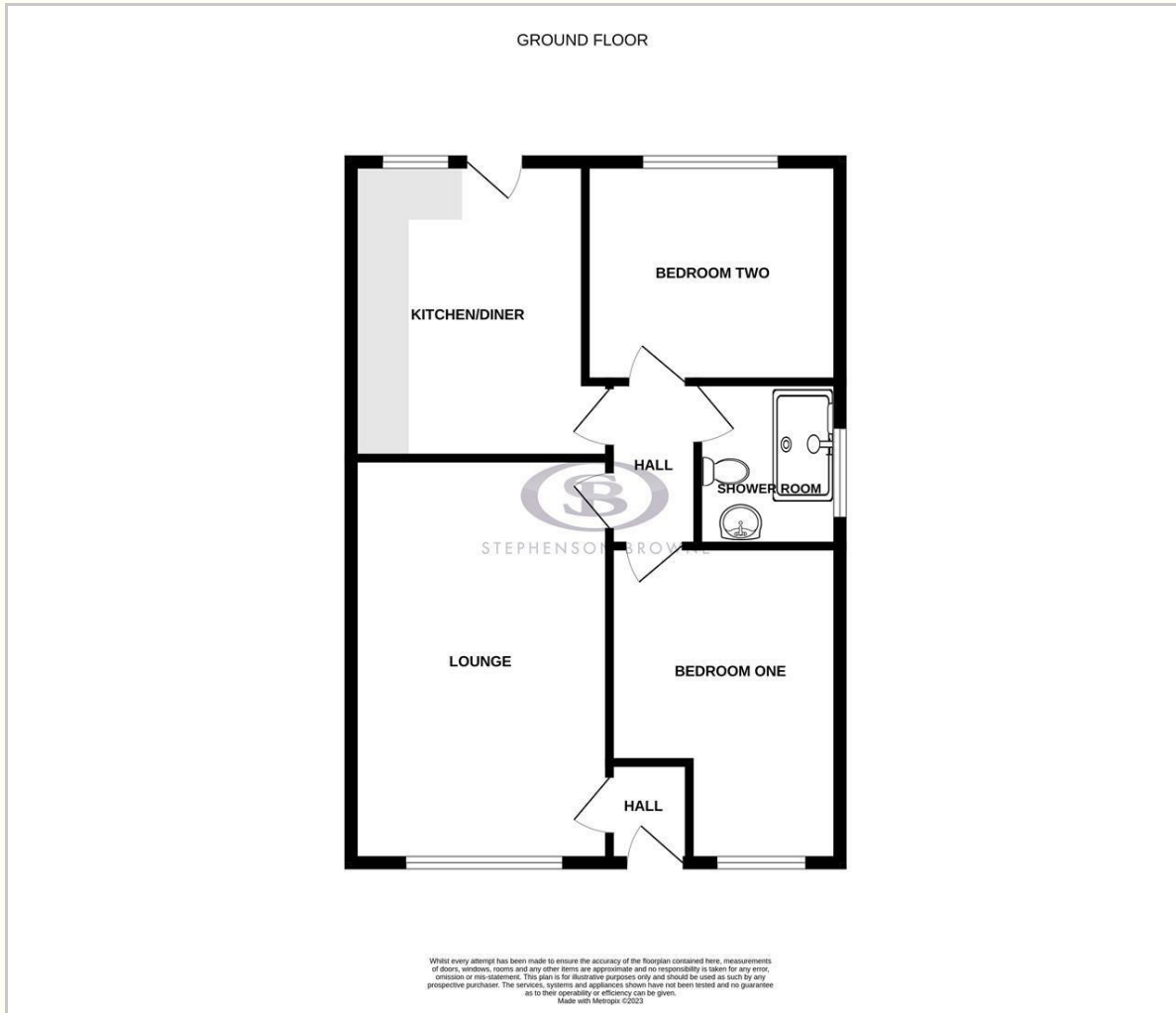
#### **NB: Tenure**

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**

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

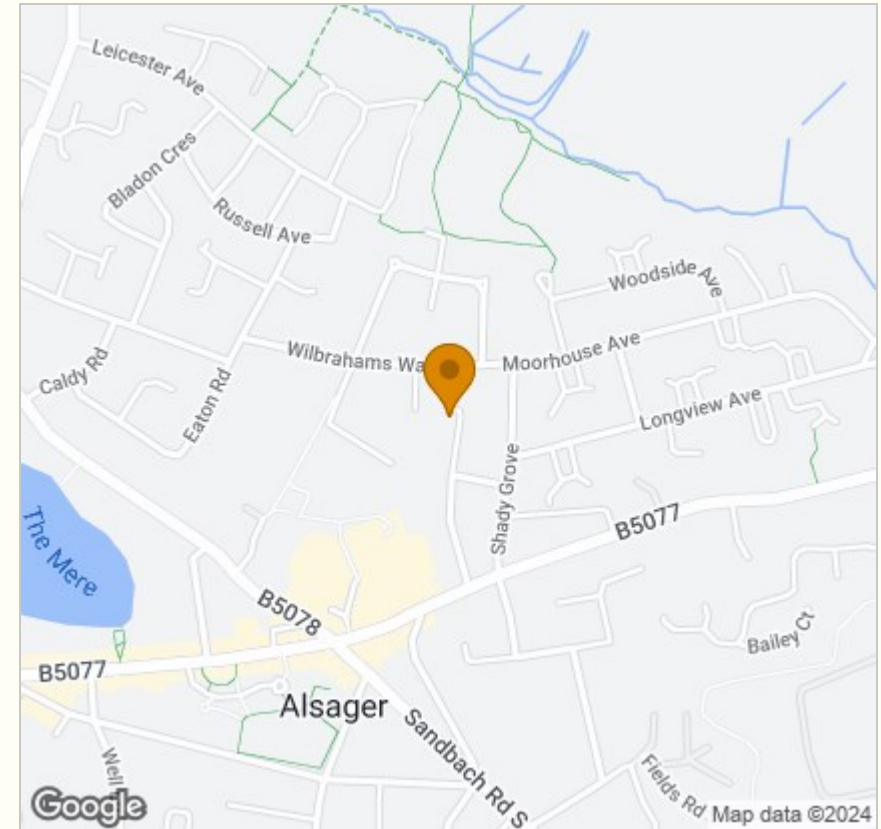
## Floor Plan



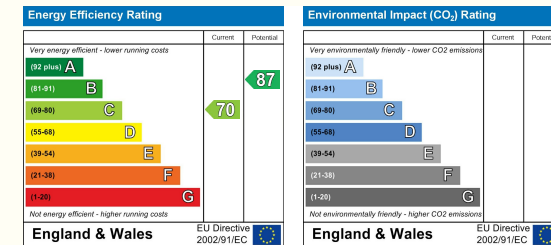
## Viewing

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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