



36 Gowy Close

ST7 2HX

Guide Price £195,000



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STEPHENSON BROWNE



NO ONWARD CHAIN - This modern, THREE BEDROOM semi-detached house enjoys a popular, cul-de-sac position, conveniently close to Cranberry School, Alsager Village and growing variety day-to-day amenities.

The property offers well presented accommodation throughout and has been updated, improved and redecorated in more recent times.

Accompanying the property are a number of features worthy of mention, some of which include: double glazing throughout, a recently installed gas central heating boiler with Nest smart thermostat, a spacious open-plan lounge/diner with double glazed sliding doors opening onto the rear garden. You will also find a contemporary kitchen which has been replaced within the last 12 months with contemporary design having a modern oven, hob and extractor with some handy under-stairs storage. To the first floor, the home has a sizeable landing which provides access to all first floor rooms, both bedroom one and two can easily accommodate a double bed with a well-planned third single room/office space. The family bathroom has a white sanitary suite complete with panelled bath and wall mounted electric shower.

Externally, the property benefits from a driveway providing invaluable off road parking for several vehicles. Both front and rear gardens have been designed with ease of maintenance in mind with laid to slate borders to the front and a predominantly artificial laid to lawn to the rear with generous patio and a detached double garage.

To fully appreciate the true size, cul-de-sac position and many attributes this property has to offer, early viewing is strongly advised.

Entrance Hall

With Nest smart thermostat, single pendant light fitting, radiator, stairs to first floor, door into:

Open Plan Lounge/Diner

12'10" x 23'8" (3.928 x 7.231)

Having uPVC double glazed window to front elevation, two radiators, ample power points, two single pendant light fittings, carpet throughout, double glazed sliding door leading to the rear garden, door into:

Kitchen

10'0" x 6'11" (3.05 x 2.110)

Having a range of contemporary wall, base and drawer units with working surfaces over incorporating a stainless steel sink unit with mixer tap and cupboard below, an integrated four ring gas hob with tiled splashback and extractor canopy over, integrated oven below, space and plumbing for automatic washing machine, space for freestanding froze/freezer, double glazed window to the rear elevation, a wall mounted gas boiler serving central heating and domestic hot water systems, ceiling light, a uPVC panelled door to side and a useful understairs storage cupboard.

First Floor Landing

With doors to all rooms, access to loft space via loft hatch, uPVC double glazed window to side elevation, pendant light, an airing/storage cupboard, door into:

Bedroom One

12'8" x 9'10" (3.870 x 3.020)

A spacious double room with fitted carpet, uPVC double glazed window to front elevation, radiator, ample sockets, TV point and pendant light fitting.





Bedroom Two

10'10" x 8'3" (3.30 x 2.51)

Another generous double room with pendant light fitting, fitted carpet, uPVC double glazed window to rear elevation and a radiator.

Bedroom Three

3'11" x 9'0" (6'8" incl stairs) (1.198 x 2.757 (2.045 incl stairs))

A third single bedroom with uPVC double glazed window to front elevation, radiator, ample sockets, pendant light fitting and staircase bulkhead providing shelf storage space.



Family Bathroom

7'5" x 5'5" (2.282 x 1.662)

Comprising of: a low level pushbutton WC, a pedestal hand basin with separate hot and cold taps, a panelled bath with separate hot and cold taps with wall mounted electric shower over, tiled splashback, uPVC double glazed frosted window to rear elevation, radiator and tile effect vinyl flooring.

Detached Garage

A detached single brick garage with up and over door, personal door to side elevation and a double glazed window.

Externally

The property is approached via a paved driveway, providing invaluable, tandem off road parking for several vehicles, access to the rear can be made via a secure side gate and the front garden is easy to maintain consisting of predominately laid to slate chippings.

At the rear, you can find block paved patio area providing ample space for garden furniture, a recently installed artificial lawn with gravel border and access to the detached garage.

NB: Copyright

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Council Tax Band

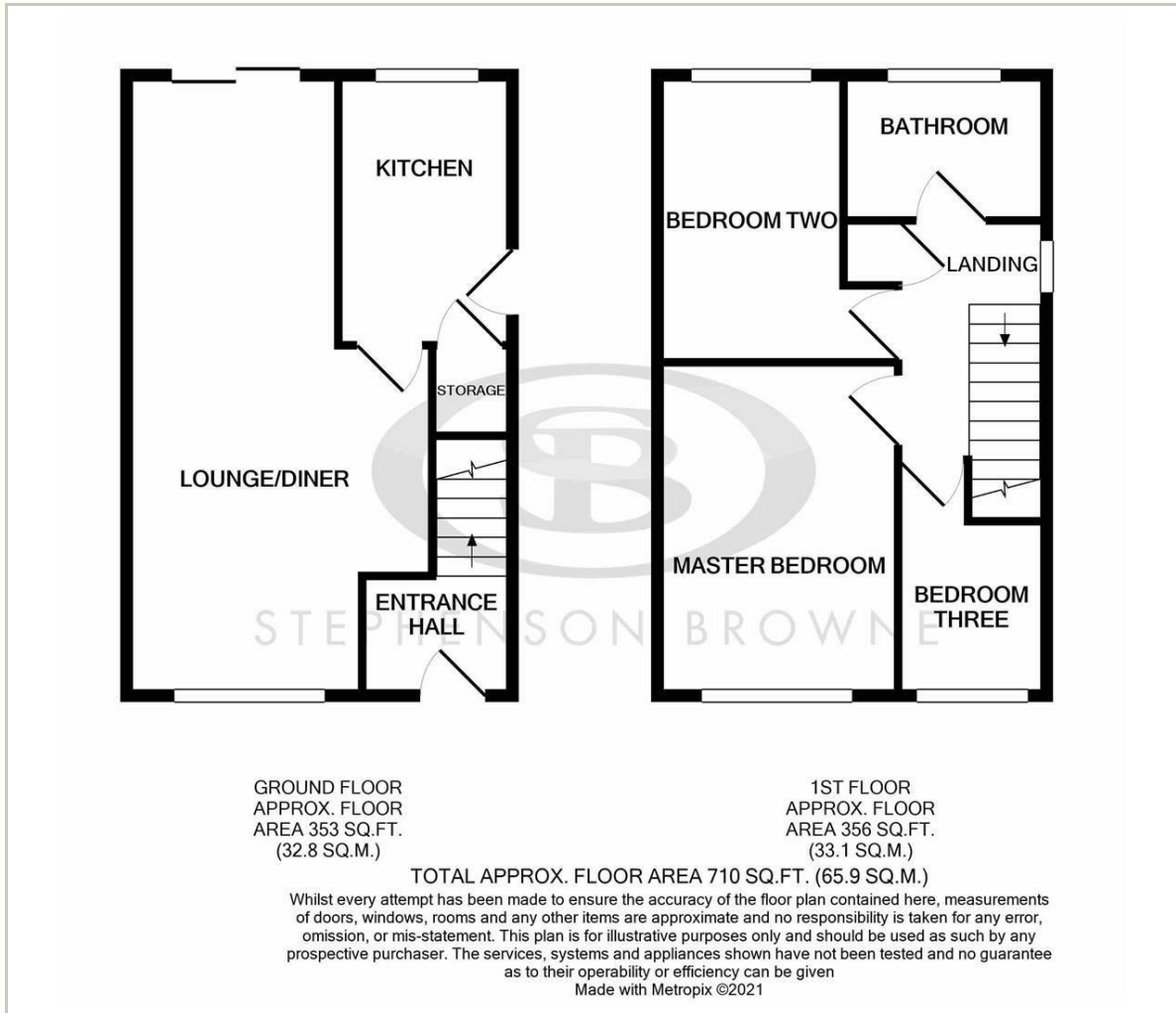
The council tax band for this property is B.

NB: Tenure

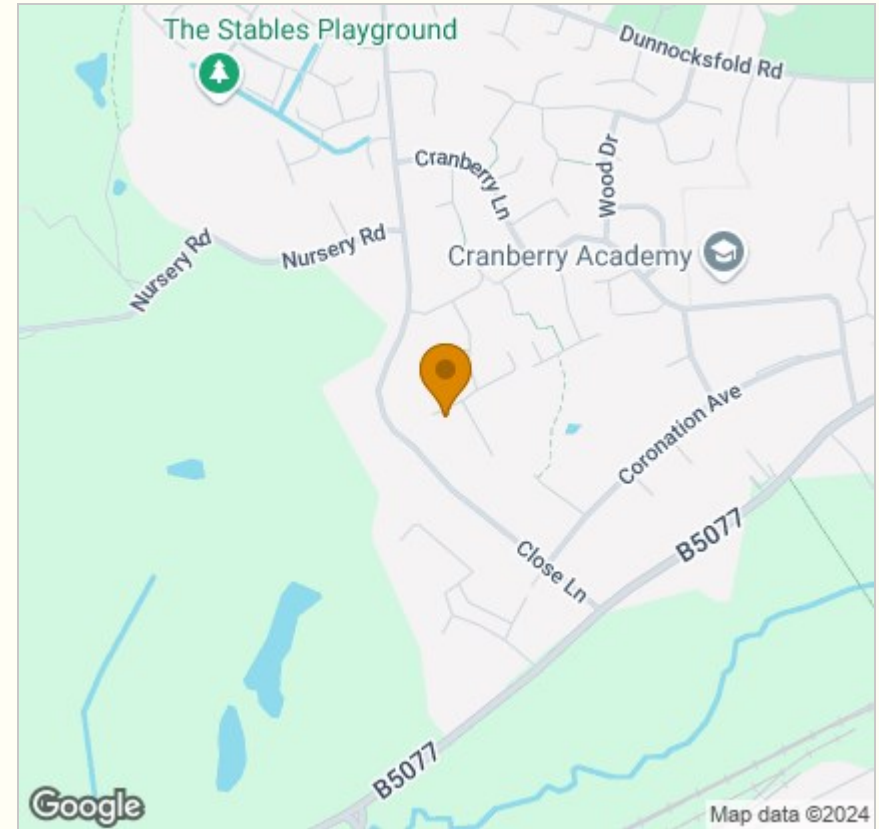
We have been advised that the property tenure is freehold, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.



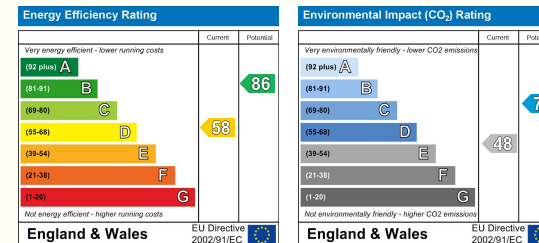
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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