



**36 Sandbach Road South**

ST7 2LP

**Guide Price £79,950**



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STEPHENSON BROWNE





NO ONWARD CHAIN - A traditional first floor apartment forming part of the popular 'Homeshire House' Retirement Development, originally constructed by MCARTHY AND STONE and found just a short walk from Alsager Village Centre amidst mature leafy surroundings. The pleasant and well presented accommodation comprises; entrance hall with useful storage/utility cupboard, a spacious lounge/dining room overlooking the gardens, a fitted kitchen with oven & hob plus a window to the side elevation, a main bedroom with built-in bedroom furniture and a refitted shower room suite complete with modern 'Triton' shower. Electric radiators with thermostatic controls can be found in both the living room and bedroom. Access to the Residents Lounge can be found on the Ground Floor offering a sociable environment if desired. A Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

To fully appreciate the properties convenient position, true size and many attributes of the apartment, viewing comes highly recommended.

#### Communal Entrance Door

With secure entrance door leading into communal entrance hall with lift and stair access. The property can be found on first floor down the hallway on the right hand side with a wooden entrance door opening into:

#### Entrance Hall

With doors to all rooms, wall mounted intercom system, a built-in storage cupboard with space for white goods, door into:

#### Open Plan Lounge/Dining Room

14'10" x 10'10" (4.533 x 3.321)

With two wall lights, coving, telephone point, TV point, a wall mounted electric heater, uPVC window to rear elevation overlooking the communal gardens, archway through into:





**Kitchen**

7'3" x 5'5" (2.235 x 1.652)

With double glazed window to side elevation (only a few apartments benefit from this feature!), tile effect vinyl flooring, extractor point, tiled walls throughout, a range of wall, base and drawer units having granite style roll top working surfaces over incorporating a stainless steel sink/drainage unit with chrome taps, tiled splashback and cupboard below, integrated fridge & freezer, built-in oven & hob with extractor hood over.

**Bedroom**

11'4" x 8'7" (3.477 x 2.629)

With double glazed window to rear elevation, wall mounted heater, light, coving, TV point, a range of built-in bedroom furniture to include: built-in wardrobes with bi-folding doors, bedside cabinets and chest of drawers.

**Shower Room**

With tile effect vinyl flooring, extractor point, a wall mounted heater, decorative wall tiles throughout and a white three piece suite comprising of: A low level WC, vanity hand wash basin with chrome taps, tiled splashback and cupboards below, a walk-in shower cubicle with glazed opening door housing a wall mounted 'Triton' mixer shower complete with shower screen where visible.

**NB:**

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**Council Tax Band**

The council tax band for this property is A.

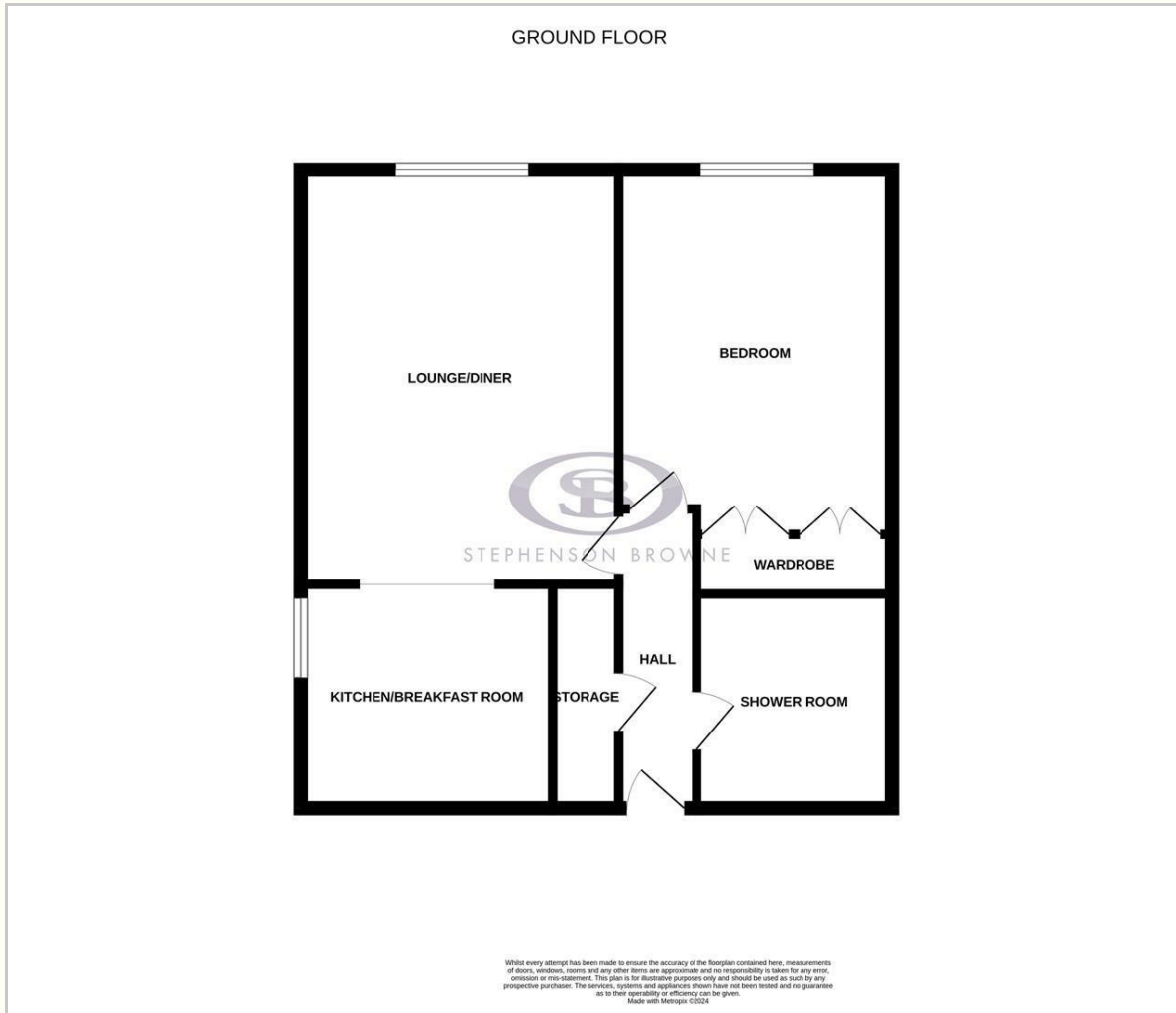
**NB: Tenure**

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

**NB: Copyright**

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

## Floor Plan



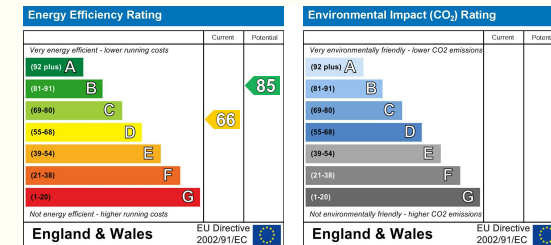
## Viewing

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



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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