



22 Harpur Crescent

ST7 2SY

Guide Price £230,000



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STEPHENSON BROWNE

A well-presented two bedroom semi-detached true bungalow with a garage and conservatory, offered for sale with no onward chain! This delightful bungalow occupies a prime position on Harpur Crescent and benefits from a private rear garden which isn't overlooked!

An entrance porch and central hallway leads to a spacious lounge, with a fully fitted kitchen and a very useful wet room, whilst both bedrooms are well-proportioned double bedrooms. There is also a conservatory to the rear, accessed via bedroom two, which provides an excellent space for entertaining guests.

Off road parking is provided via paved driveway with a carport area, with a brick-built single garage providing further parking or storage space. The front garden features a lawn with mature border shrubs, whilst the beautiful rear garden features patio and lawned areas with mature border shrubs and slate edging, offering an excellent degree and benefiting from a south-westerly aspect, creating an idyllic sun-trap!

Situated on Harpur Crescent, the property is perfectly placed for the wealth of amenities within Alsager, whilst schools such as Pikemere County Primary School and Alsager School are also nearby. Commuting links such as the M6, A500 and A34 are all within easy reach.

A superb bungalow which is most definitely ready to move into and is offered for sale with no onward chain! Please call Stephenson Browne to arrange your viewing.



Entrance Porch

UPVC double glazed sliding door, further UPVC double glazed door into the entrance hallway, tiled flooring.

Entrance Hall

Laminate flooring, two ceiling light points, radiator, airing cupboard housing Worcester combi gas central heating boiler, loft access.

Lounge

14'7" x 10'10" (4.451 x 3.325)

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

Kitchen

10'9" x 8'8" (3.293 x 2.648)

Tiled flooring, UPVC double glazed window and rear door, ceiling light point, radiator, stainless steel sink with drainer, part tiled walls, integrated fridge/freezer, wall and base units providing storage. There is also a free-standing cooker oven which will be included.





Bedroom One

12'5" x 10'10" (3.785 x 3.316)

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

Bedroom Two

11'11" x 9'5" (3.638 x 2.885)

Fitted carpet, UPVC double glazed window and door leading into the Conservatory, ceiling light point, radiator.

Conservatory

10'2" x 9'2" (3.101 x 2.813)

Vinyl tile effect flooring, UPVC double glazed windows and door leading to the rear garden, radiator.



Shower Room

6'3" x 5'4" (1.908 x 1.649)

Wet room style vinyl flooring, tiled walls, UPVC double glazed window, ceiling light point, radiator. W/C, pedestal wash basin, walk in shower area.



Outside

To the front of the property is a lawned garden with a graveled border and shrubs, with a paved driveway extending to the side of the property with a further car port area. The delightful and fully enclosed rear garden features lawned and patio areas with mature border shrubs and a slate border. Offering an excellent degree of privacy and fully enclosed!

Garage

16'1" x 8'3" (4.908 x 2.521)

A brick-built single garage with an up and over garage door and recently installed electric points.



Council Tax Band

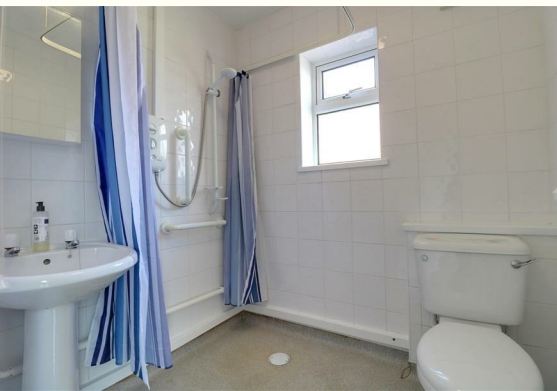
The council tax band for this property is C.

NB: Tenure

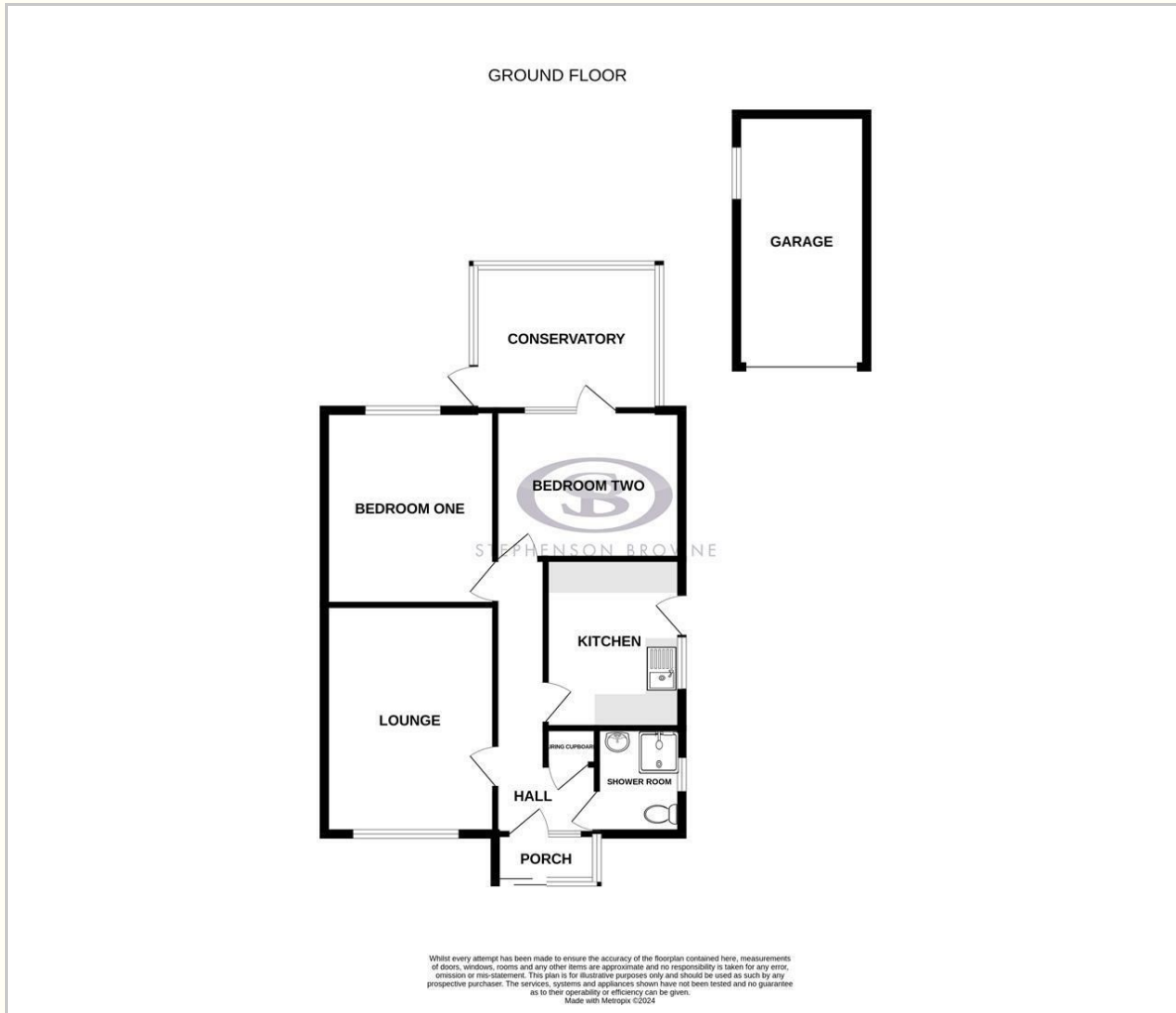
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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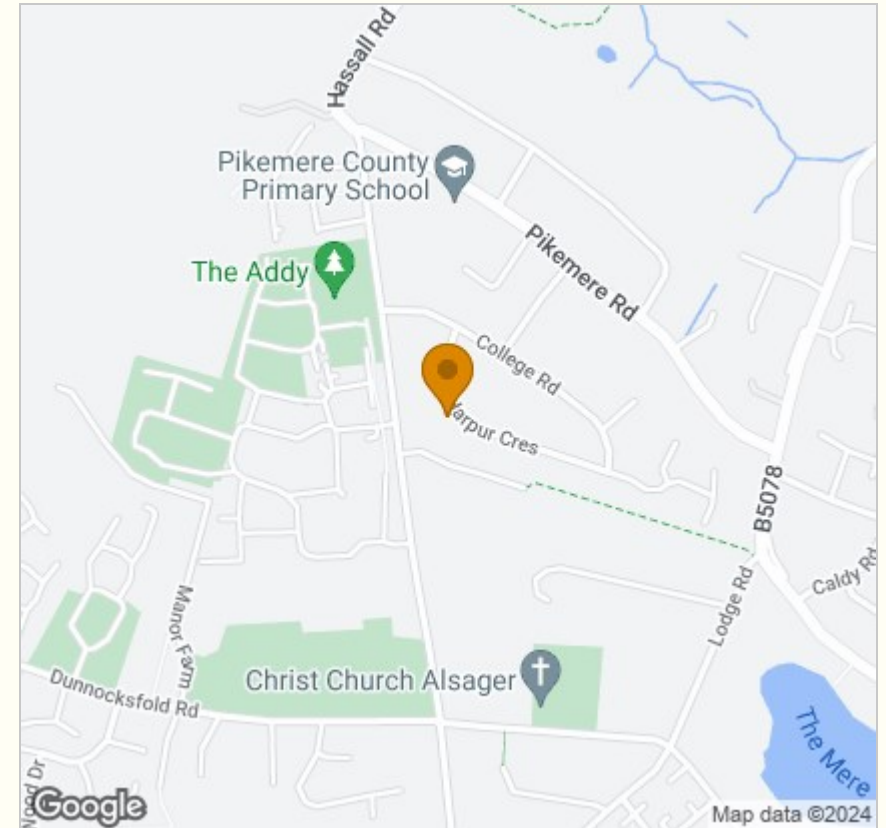
Floor Plan



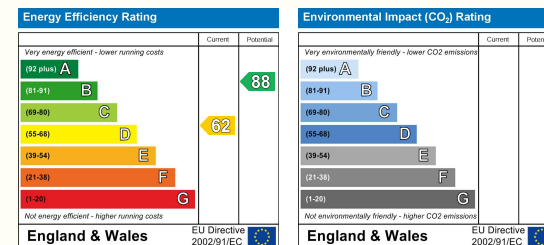
Viewing

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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