



34 Rowhurst Crescent

ST7 1GB

50% Shared Ownership £82,500



STEPHENSON BROWNE

ATTENTION FIRST TIME BUYERS!! A perfect opportunity to get on the property ladder!

A TWO BEDROOM MID-MEWS HOME WITH ALLOCATED PARKING! - 50% SHARED OWNERSHIP

This modern mews property is extremely well presented throughout and located in a popular and convenient location on a modern development in Talke. Internally, the property briefly comprises; Entrance hall, a fully fitted kitchen, lounge with double doors out to the rear garden, downstairs W.C, on the first floor there are Two bedrooms and a shower room.

Externally, the property is easy to maintain with a driveway to front providing off road parking for two vehicles and a recently landscaped south-west facing rear garden, perfect for socialising & entertaining guests.

The property also benefits from a full gas central heating system, double glazing throughout and is conveniently positioned close to local road links such as the A34 and A500 as well as a variety of local amenities nearby. NO ONWARD CHAIN!

Entrance Hall

Enter through a composite front door into the entrance hallway featuring vinyl flooring and a radiator. Also providing access to the lounge, kitchen, W.C and first floor via stairs.

W.C

Featuring a low level flush W.C, pedestal wash hand basin with tiled splash back, double glazed frosted window to the front aspect and radiator.

Kitchen

9'11" x 5'2" (3.03 x 1.60)

Featuring a range of wall, base and drawer units with a laminate worktop over incorporating a stainless-steel sink and drainer with chrome mixer tap over. An integrated four-ring gas hob with electric oven below, space and plumbing for a washing machine, tiled splash back, wood effect vinyl flooring and double-glazed window to the front aspect.





Lounge

14'5" x 12'0" (4.408 x 3.663)

Maximum measurements - Having UPVC double glazed French doors to the rear aspect overlooking the rear garden, radiator, ample power points and access to a storage cupboard.

First floor

Providing access to the two bedrooms and bathroom, door into:

Bedroom One

9'11" x 8'4" (3.041 x 2.545)

Minimum measurements to Fitted Wardrobes - Having a double glazed window to the rear aspect, radiator, built in wardrobe and ample power points.

Bedroom Two

12'1" x 8'7" (3.691 x 2.625)

Having two double glazed windows to the front aspect, radiator and ample power points.

Bathroom

7'3" x 5'6" (2.231 x 1.690)

Featuring a panelled bath with chrome shower and mixer taps over, pedestal wash hand basin with tiled splash back, low level flush W.C and radiator.

Externally

The front of the property boasts two allocated parking spaces. To the rear there is a recently landscaped garden with an artificial lawn and patio area.

Council Tax Band

The council tax band for this property is B.

NB: Tenure

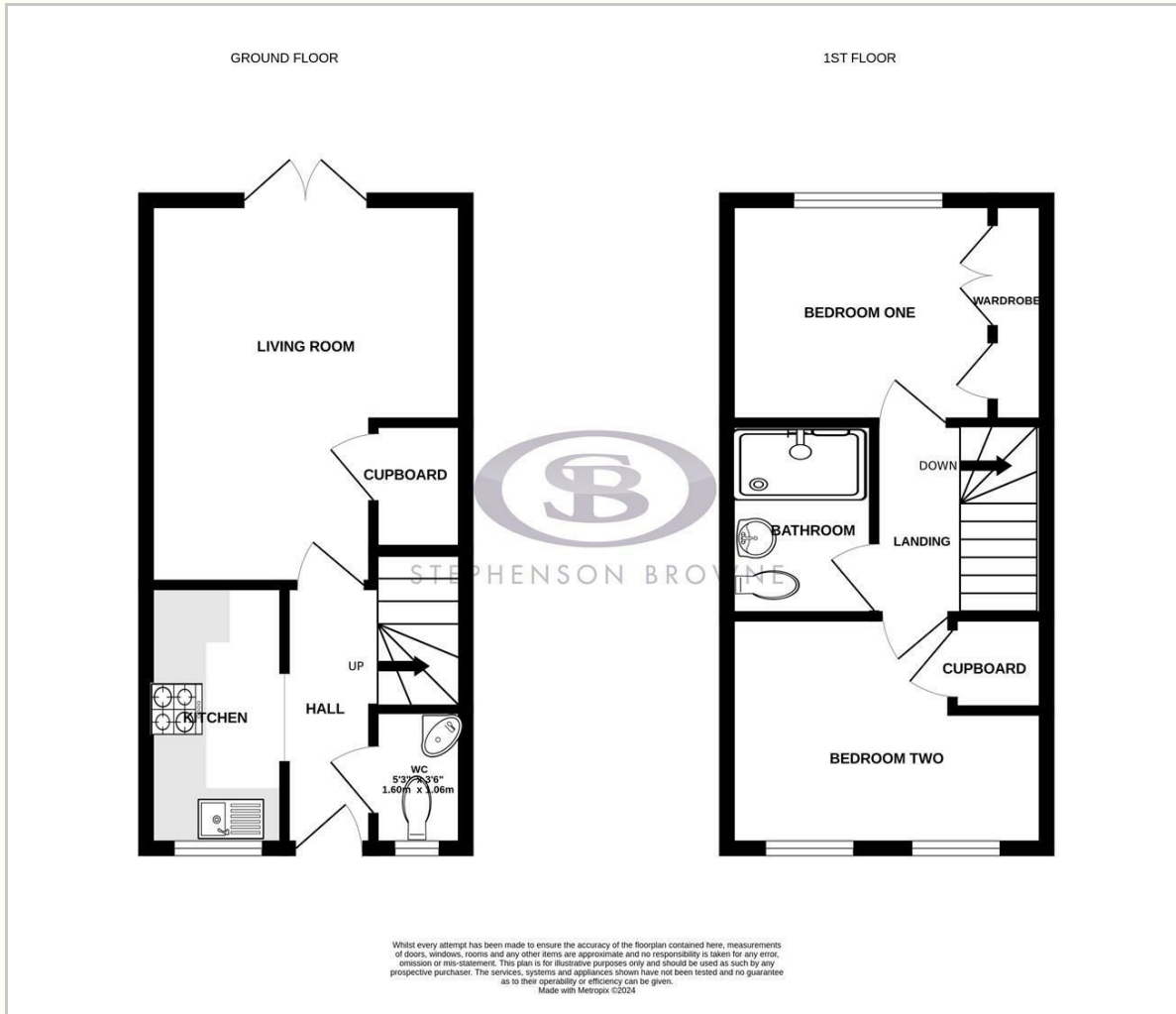
We have been advised that the property tenure is LEASEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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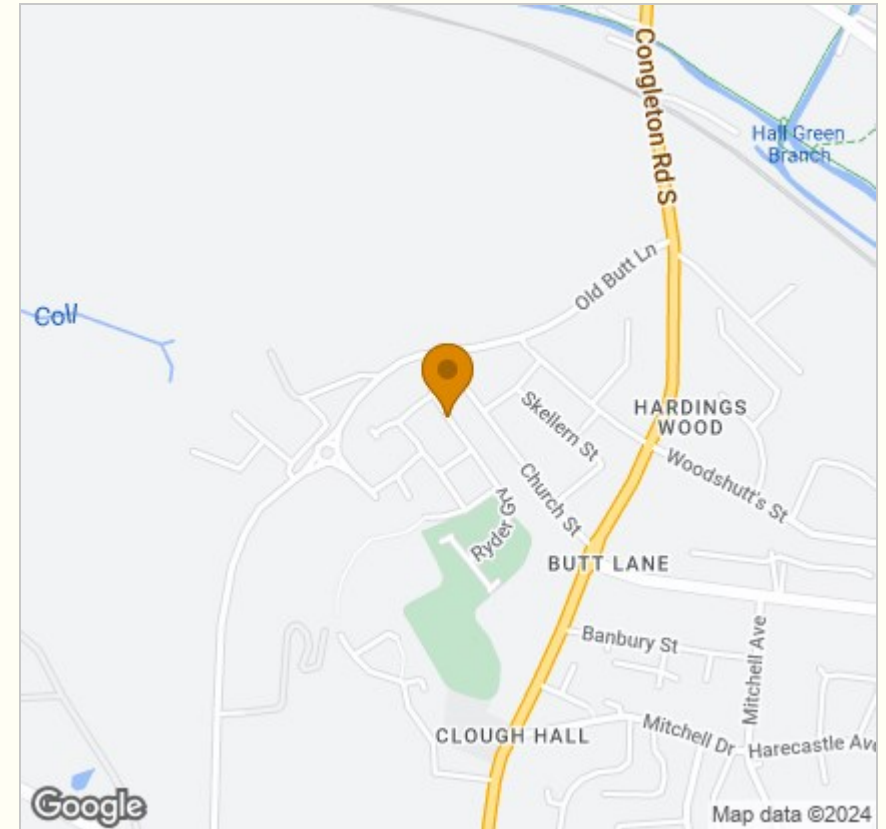
Floor Plan



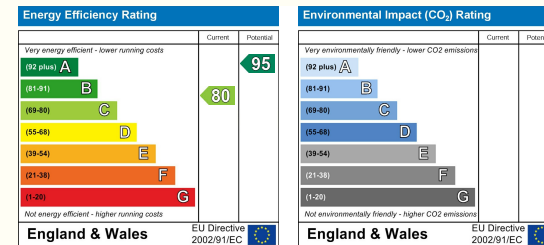
Viewing

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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