



**45 Unity Way**

ST7 1RU

**Guide Price £170,000**



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STEPHENSON BROWNE

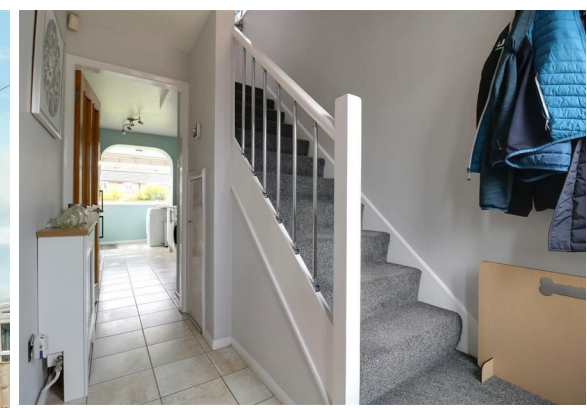
A beautifully presented and deceptively spacious two bedroom semi-detached home which is ideal for first time buyers!

A superb opportunity to purchase a stylish two bedroom semi-detached home in Talke, offering well-proportioned accommodation throughout and ample off road parking!

An entrance hallway leads to a spacious lounge/diner and a stylish kitchen, whilst upstairs there are two double bedrooms (both with fitted wardrobes/storage) and a family bathroom. Ample off road parking is provided via a full-width gravelled driveway, whilst the fully enclosed rear garden features patio and lawned areas with a slate seating area. The rear garden offers an excellent degree of privacy and is an ideal space for families to enjoy the best of the summer weather!

Situated on Unity Way, the property offers fantastic links to commuting routes such as the A34, A500 and M6, with easy access to the wealth of amenities within Kidsgrove and further afield to Alsager and Newcastle-under-Lyme. Several schools are also nearby, including St Saviours C of E Academy, The Reginald Mitchell Primary School and The Kings C of E Academy.

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



### **Entrance Hall**

Composite front door, UPVC double glazed window, ceiling light point, tiled flooring, radiator, under stairs storage cupboard.

### **Lounge/Diner**

20'4" x 10'10"

Maximum measurements - UPVC double glazed window and french doors leading to the rear garden, two ceiling light points, two radiators, Karndean flooring.

### **Kitchen**

15'7" x 7'9"

Tiled flooring, UPVC double glazed windows and rear door, ceiling light point, wall and base units providing storage space, integrated double oven and hobs, one and a half bowl stainless steel sink with drainer, tiled splashback.

### **Landing**

Fitted carpet, UPVC double glazed window, ceiling light point, loft access, storage cupboard.

### **Bedroom One**

14'2" x 10'3"

Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator, wardrobe/storage space.

### **Bedroom Two**

9'9" x 9'2"

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

### **Bathroom**

6'7" x 5'4"

Tiled walls, UPVC double glazed window, downlights, chrome towel radiator, W/C, wash basin with Vanity Unit, bath with overhead shower.

### **Outside**

To the front of the property is a full-width graveled driveway providing ample off road parking for multiple vehicles, whilst the rear garden features patio and lawned areas with a slate seating area, and offers a good degree of privacy.

### **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.

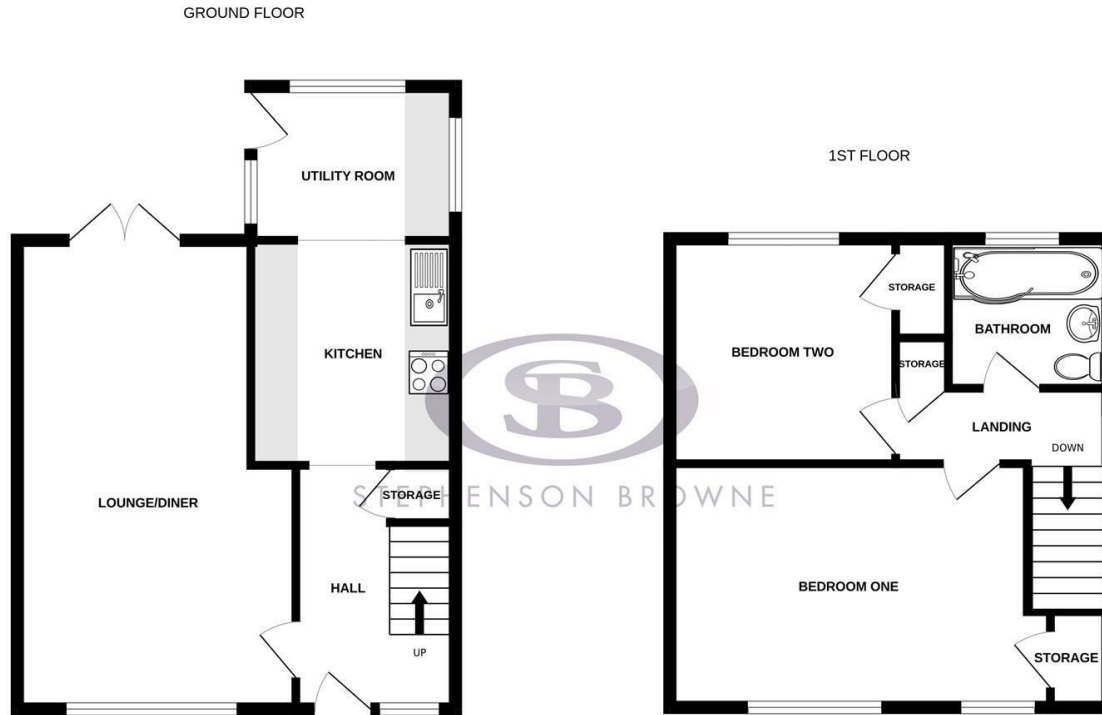
### **NB: Copyright**

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## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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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13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW  
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk