



Knowle End Hall Street

ST7 8DB

Guide Price £165,000



3



1



2



STEPHENSON BROWNE



NO ONWARD CHAIN PERFECT FIRST TIME BUY OR INVESTMENT PROPERTY! Stephenson Browne bring to you this characterful, three bedroom semi-detached property. Located in prime located in the heart of Audley Village within walking distance to a wide range of amenities and convenient transport links. The property is heated by a combination boiler and is fully double glazed throughout with the addition of some floor coverings having recently been replaced.

In brief offering; entrance/storm porch, a welcoming entrance hall, two reception rooms with a bay window to the dining room and feature fireplace to the lounge, a kitchen with space for a range of appliances and a useful downstairs WC. To the first floor there are three bedrooms, two of which are generous double room with built-in robes, plus an upstairs shower room.

Externally, there is access to the side of the property leading to an easy to maintain and private rear garden.

Viewings are essential to fully appreciate what Knowle End has to offer, contact Stephenson Browne today

ACCOMMODATION

STORM PORCH

With tiled flooring and a composite panelled entrance door opening into:

HALLWAY

With stairs to first floor, a built-in under stairs storage cupboard, radiator, coving, wooden style flooring, door into:

LIVING ROOM

11'11" x 13'5" (3.644 x 4.111)

With uPVC bay window to front elevation, radiator, ceiling light and plug sockets.

DINING ROOM

12'4" x 12'5" (3.772 x 3.787)

With uPVC window to rear elevation, a feature fireplace housing an ornate electric fire, radiator, ceiling light and plug sockets.,

KITCHEN

5'11" x 16'11" (1.812 x 5.159)

Having a uPVC window to side elevation, Range of wall and base units, one and a half bowl composite sink with drainer, space and plumbing for freestanding cooker and washing machine, part tiled walls, extractor hood, strip light, recently laid vinyl flooring and ample plug sockets.

CLOAKROOM

With uPVC frosted window to side elevation, wall mounted sink, WC, radiator and ceiling light.





FIRST FLOOR LANDING

With Loft hatch and ceiling light, door into:

BEDROOM ONE

9'9" x 12'0" (2.975 x 3.665)

With uPVC window to front elevation, built in wardrobes, radiator, ceiling light and plug sockets.

BEDROOM TWO

9'8" x 12'5" (2.967 x 3.789)

With uPVC window to rear elevation, built in wardrobes, radiator, ceiling light and ample plug sockets.

BEDROOM THREE

6'1" x 8'11" (1.867 x 2.722)

With double glazed window to front, ceiling light, coving and a radiator.

BATHROOM

6'1" x 8'11"

Having uPVC frosted window to rear elevation, shower cubical, a low level WC, pedestal sink, radiator, tiled walls, contemporary vinyl flooring and ceiling light.

REAR COURTYARD

The rear has an easy to maintain, enclosed courtyard garden being mainly paved with water point and retaining fenced boundaries, also enjoying a good degree of privacy. Access to the front can be made via a secure rear gate.

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.

Council Tax Band

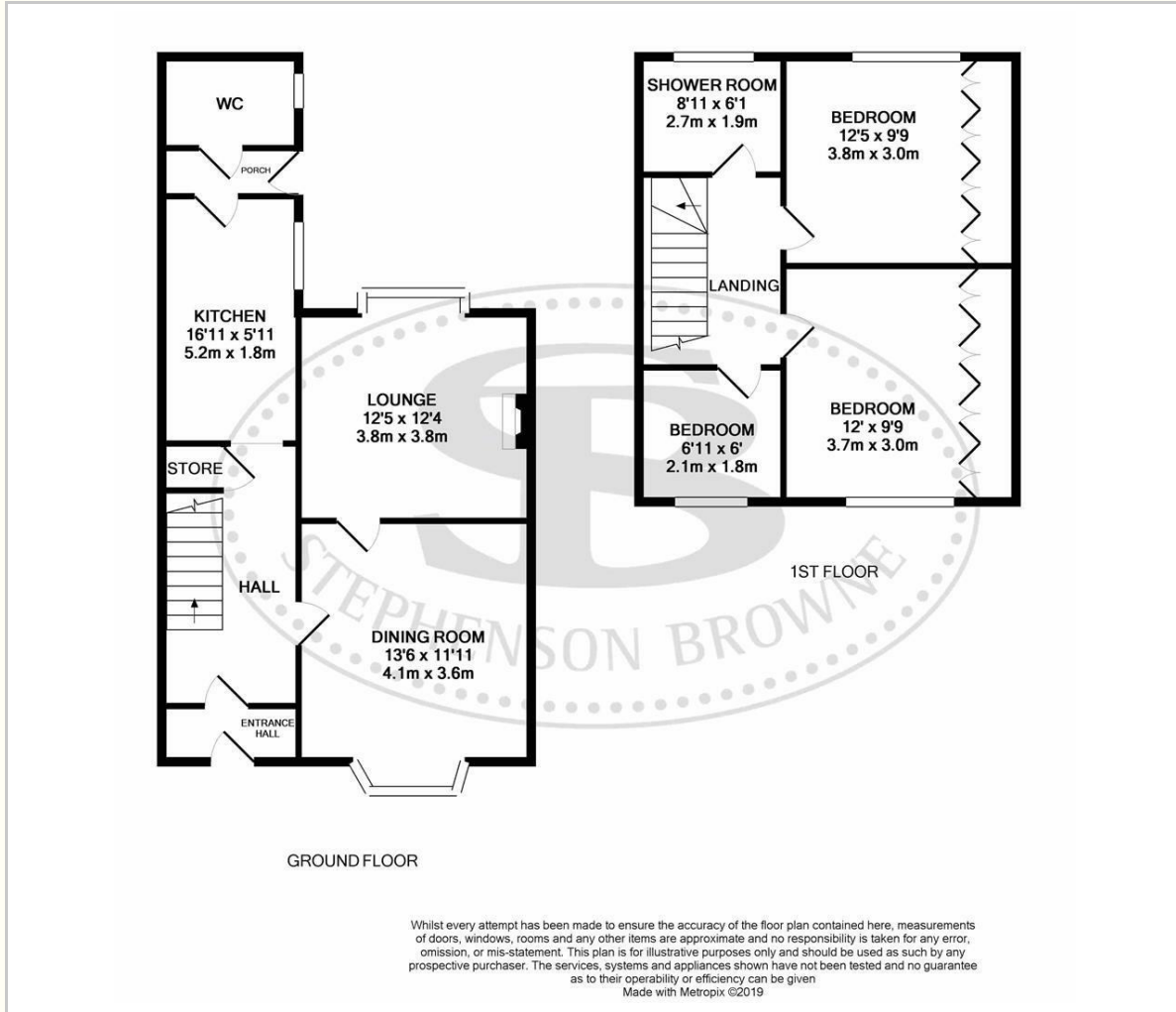
The council tax band for this property is A.

NB: Copyright

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



Floor Plan



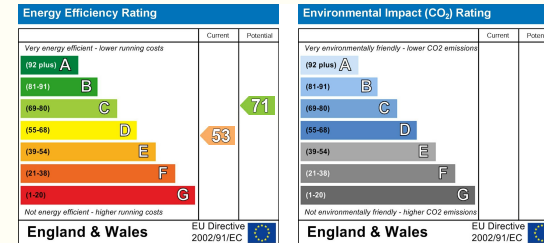
Viewing

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**

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW

T: 01270 883130 E: alsager@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk