



27 Wesley Avenue
ST7 2NG
Guide Price £190,000



STEPHENSON BROWNE

An extended two bedroom semi-detached home within walking distance of Alsager town centre, which would be an ideal first time buy or buy to let investment, and offered for sale with NO ONWARD CHAIN!

This well-presented two bedroom home has previously been extended to the ground floor to create a sizeable kitchen/diner, as well as creating a useful downstairs W/C! An entrance hall leads to a bay-fronted lounge and the kitchen/diner, with a rear hall and downstairs W/C. To the first floor are two double bedrooms (the rear bedroom featuring fitted wardrobes) and a family bathroom.

Off road parking is provided via a gravelled driveway with a car port, whilst the rear garden features a paved patio area, with slate areas and mature border shrubs, with a useful bike shelter/storage as well - a low maintenance garden which is south-facing and a real suntrap!

Situated on Wesley Avenue, the property is perfectly placed for the wealth of amenities within Alsager itself, whilst commuting links such as the M6, A500 and A34 are within easy reach, with Alsager Train Station also nearby. There are also several schools in close proximity, including Alsager School and Alsager Highfields Foundation Primary School.

A fantastic home which would make an ideal first time buy and must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

UPVC double glazed front door, laminate flooring, ceiling light point, radiator.

Lounge

14'0" x 9'10" (4.275 x 3.018)

UPVC double glazed bay window, fitted carpet, ceiling light point and downlights, radiator, gas fire.

Kitchen/Diner

19'9" x 13'11" (6.034 x 4.254)

Maximum measurements - laminate flooring, UPVC double glazed window and french doors leading to the rear garden, under stairs storage/utility area, radiator. Stainless steel sink and drainer, tiled splashback, hobs and cooker hood, double oven.

Rear Hall

Laminate flooring, UPVC double glazed window and rear door, wall light point.

Downstairs W/C

Laminate flooring, UPVC double glazed window, spotlight, radiator, W/C.

Landing

Fitted carpet, ceiling light point, loft access.





Bedroom One

14'0" x 9'11" (4.276 x 3.045)

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

Bedroom Two

11'9" x 9'8" (3.591 x 2.951)

To fitted wardrobes, fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom

6'5" x 6'2" (1.959 x 1.895)

Laminate flooring, UPVC double glazed window, downlights, radiator, tiled walls, W/C, pedestal wash basin, bath with overhead shower.

Outside

To the front of the property is a gravelled driveway, whilst the rear garden features a paved patio area, with slated areas and mature border shrubs, and a useful bike store/shelter, with security lights to the rear and side of the property.

Council Tax Band

The council tax band for this property is B.

NB: Tenure

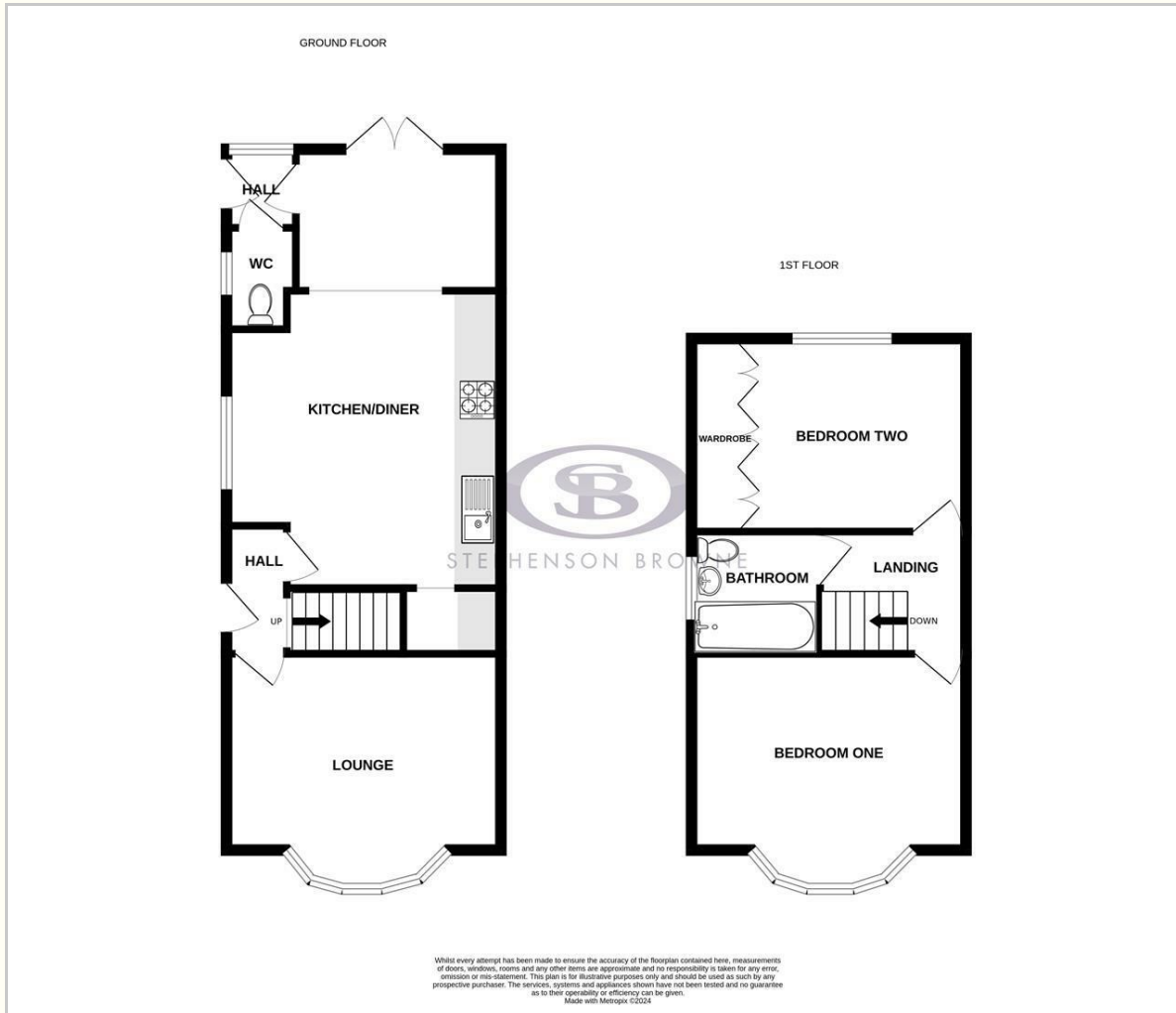
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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Floor Plan



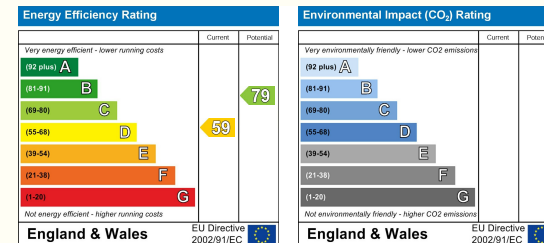
Viewing

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

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