



## 6 Cody Place

ST7 2EX

£260,000



3



2



1



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STEPHENSON BROWNE

A three bed semi detached house on the attractive and spacious Barratt Homes development in Alsager. With two parking spaces to the side of the property, offering a spacious lounge with dual aspect windows, ground floor WC cloakroom, Hallway with storage cupboard, kitchen including integral fridge/freezer and dishwasher with dining area, overlooking the garden which is laid to lawn with a patio area.

On the first floor are two double bedrooms and one single, generous ensuite shower room to the master double and separate family bathroom. Lawned areas around the front and side of the corner plot and gated secure rear lawned garden with patio.

An ideal family home which is offered for sale with no onward chain - please call Stephenson Browne to arrange your viewing!



Please note: The photographs in this advertisement were taken prior to the current tenant moving in, from October 2022 - updated photos will be taken shortly.

#### Entrance Hall

#### Downstairs W/C

#### Lounge

15'7" x 10'10" (4.76 x 3.31)

#### Kitchen/Diner

15'7" x 9'7" (4.76 x 2.93)

#### First Floor Landing

#### Bedroom One

10'10" x 10'9" (3.31 x 3.30)





### En-Suite

### Bedroom Two

9'0" x 8'11" (2.75 x 2.73)

### Bedroom Three

9'0" x 9'0" (2.75 x 2.75)

### Bathroom

### Outside

Two parking spaces to the side of the property, with a lawned rear garden.

### Council Tax Band

The council tax band for this property is C.

### NB: Tenure

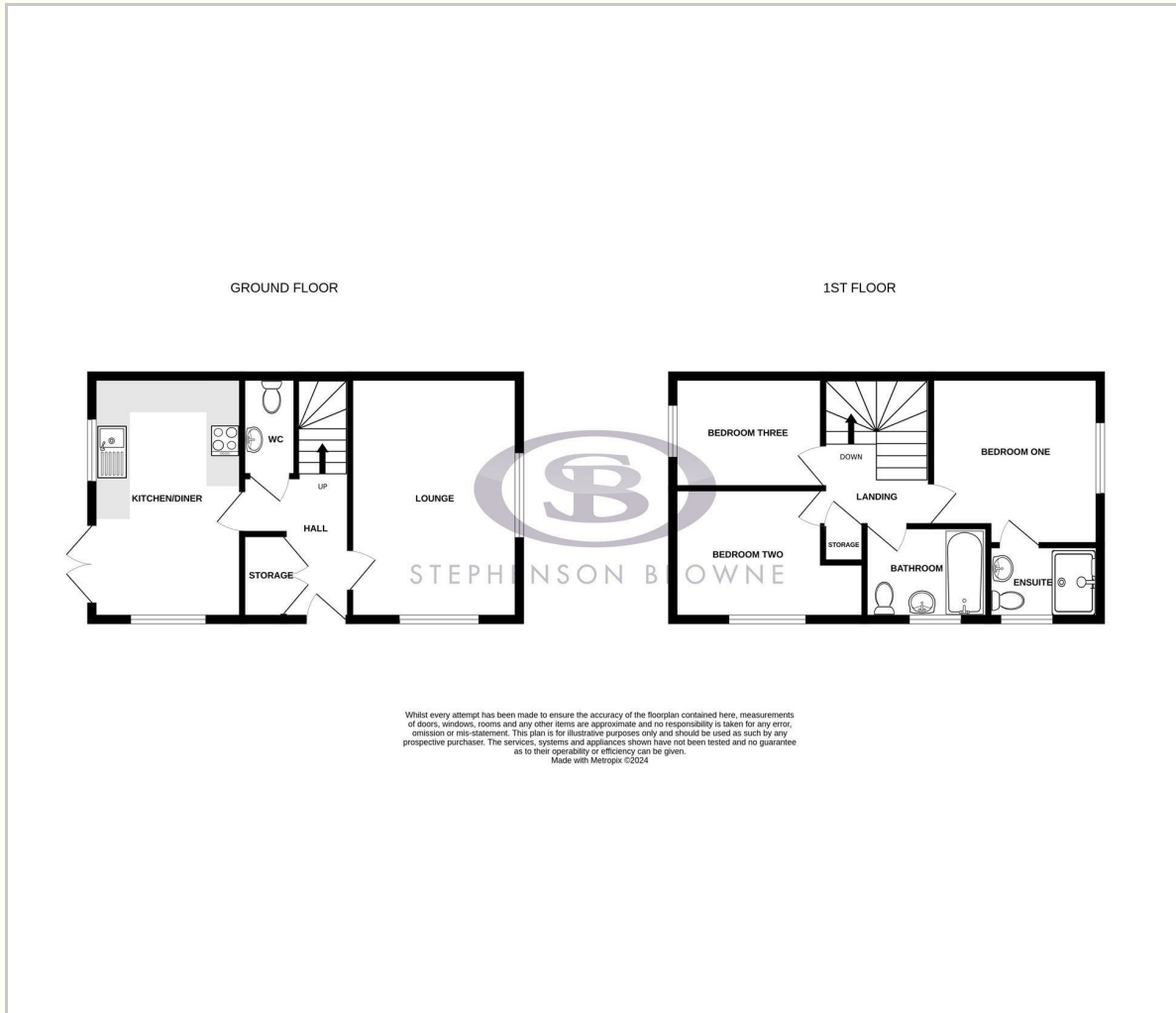
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### NB: Copyright

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



## Floor Plan



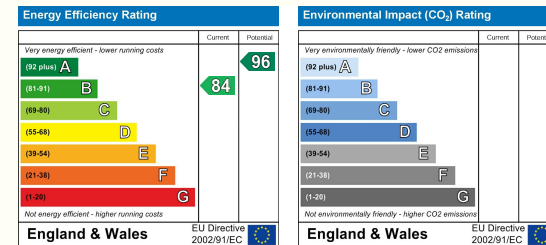
## Viewing

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

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