



20 Emberton Road

ST7 2YA

£235,000



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STEPHENSON BROWNE

PUBLIC NOTICE

Stephenson Browne are now in receipt of an offer for the sum of £235,000 for 20 Emberton Road, Alsager. Anyone wishing to place an offer on this property should contact Stephenson Browne, 13 Crewe Road, Alsager ST7 2EW (01270 883130) before exchange of contracts.

NO CHAIN - Stephenson Browne are delighted to offer for sale this modern, three bedroom semi-detached family home constructed by Barratt Homes on the popular, 'Barrington Park' development. The property will be ideal for those wanting accommodation for the growing family and want to live on an increasingly popular estate close to good schooling and Alsager village itself.

Accompanying the property are a number of features worthy of mention, some of which include: Energy efficient double glazing & gas central heating system, a downstairs cloakroom, an open plan fitted kitchen/diner including an oven, hob and extractor with handy storage cupboard and French doors opening onto the rear garden, a spacious lounge, ensuite facilities to the master bedroom, a good size second double bedroom, bedroom three is versatile and can accommodate a bed or be used as an ideal home office and the family bathroom is modern with a white three piece suite.

Externally, the front the property benefits from off road parking for two cars and established, easy to maintain gardens to the rear

To fully appreciate the property's position within the estate and many attributes, internal inspection is highly recommended.

Accommodation





Entrance Hall

Cloakroom

Lounge

16'4" x 11'8" (4.981 x 3.578)

Kitchen/Diner

14'11" x 10'5" (4.558 x 3.193)

First Floor Landing

Bedroom One

13'9" x 8'4" (4.209 x 2.562)

En-suite

Bedroom Two

10'2" x 8'5" (3.119 x 2.580)

Bedroom Three

8'9" x 6'4" (2.687 x 1.936)

Bathroom

Externally

The front of the property is approached via a tarmac driveway providing valuable off-road parking for two vehicles and a paved pathway leading to the entrance door and around the side of the property to the garden.

The rear garden is enclosed by fence boundaries to all three sides, a paved patio area provides ample space for garden furniture and a mainly laid to lawn.

Council Tax Band

The council tax band for this property is C.

NB: Tenure

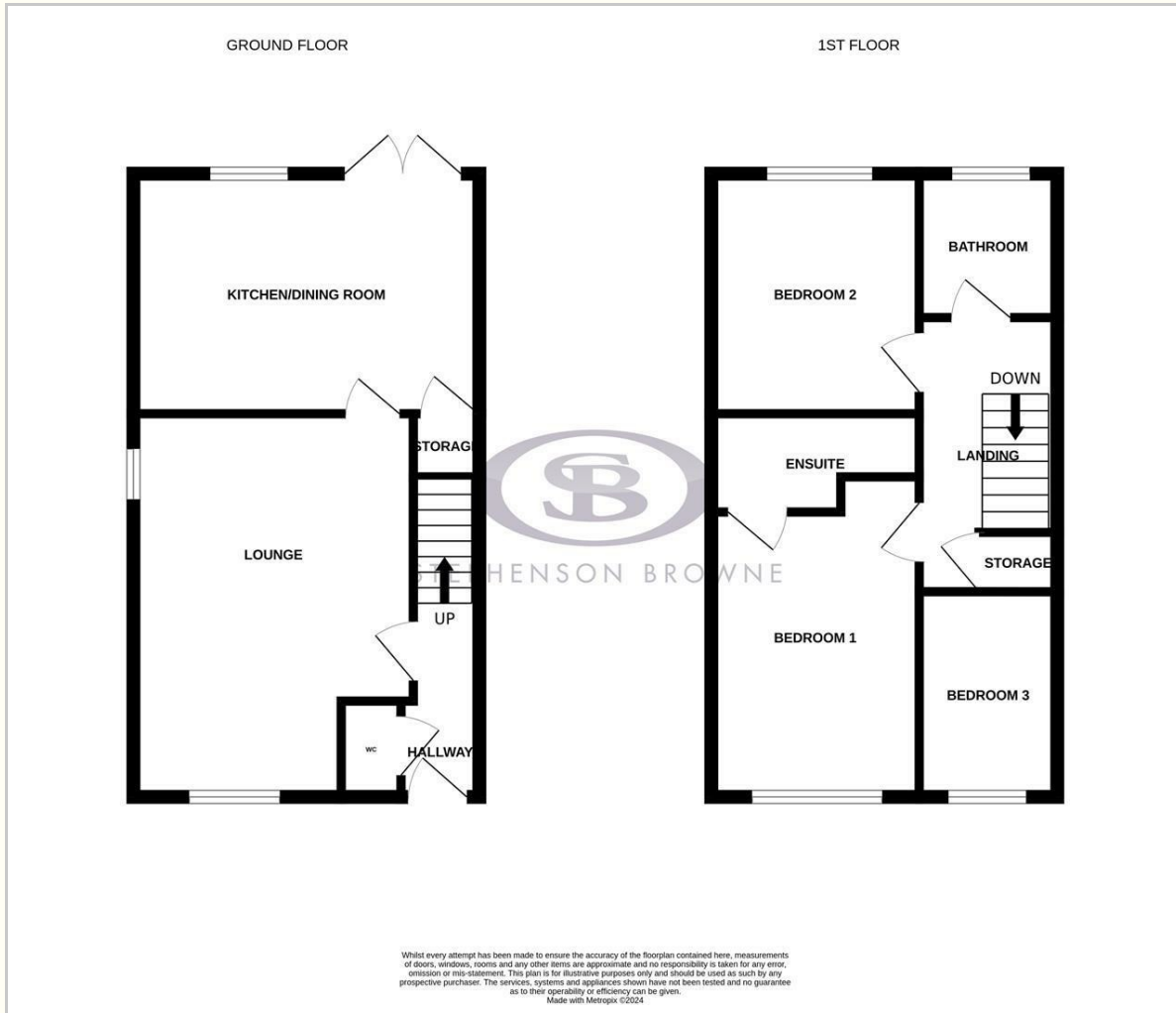
We have been advised that the property tenure is freehold, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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



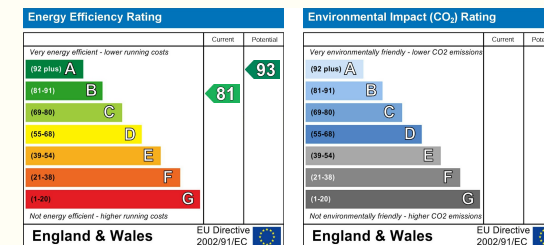
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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

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