



## 24 Bracken Close

ST7 3JA

**Guide Price £210,000**



3



1



2



C



STEPHENSON BROWNE



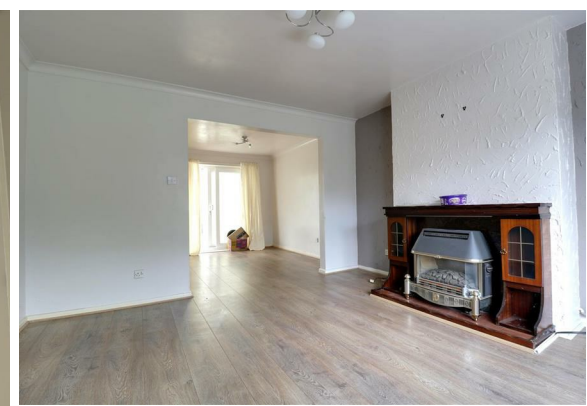
**NO ONWARD CHAIN - A well maintained THREE BEDROOM SEMI DETACHED HOME** residing on Bracken Close, settled within the popular semi-rural village of Rode Heath!

An entrance hall leads to a well-proportioned lounge/diner, with a kitchen and conservatory to the rear, whilst to the first floor are two double bedrooms, a third single room and a shower room.

Externally, to the front elevation is a tarmacadam driveway that continues to the side elevation, whilst the rear garden features patio areas with two ponds and border shrubs.

Rode Heath is a highly desirable area, with nearby canal-side walks, a number of local amenities, pubs and schools, with Rode Heath Primary School being within walking distance of this particular property. A number of commuting links are also nearby including the M6, A500 and A34!

To truly appreciate it's location and everything else this wonderful home has to offer, early viewings come highly recommended. Call Stephenson Browne today!





### **Entrance Hall**

Composite front door, fitted carpet, ceiling light point, radiator.

### **Lounge**

12'8" x 12'1"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, opening into;

### **Dining Room**

10'5" x 8'5"

Laminate flooring, UPVC double glazed sliding door leading into the Conservatory, ceiling light point, radiator.

### **Kitchen**

10'4" x 7'0"

Tiled flooring, UPVC double glazed window and rear door, ceiling light point, radiator, under stairs storage cupboard, stainless steel sink with drainer, tiled splashback, integrated oven, hobs and microwave, wall and base units.

### **Conservatory**

11'3" x 7'10"

Vinyl tile effect flooring, UPVC double glazed windows and french doors leading to the rear garden, ceiling light point.

### **Landing**

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

### **Bedroom One**

13'6" x 8'9"

Maximum measurements - UPVC double glazed window, ceiling light point, radiator.

### **Bedroom Two**

9'2" x 9'2"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, airing cupboard with Worcester combi gas central heating boiler.

### **Bedroom Three**

8'8" x 6'7"

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

### **Shower Room**

6'1" x 6'0"

Tiled flooring, UPVC double glazed window, tiled walls with panelling, fitted W/C, wash basin with vanity unit, shower cubicle, chrome towel radiator.





### **Outside**

To the front of the property is a tarmacadam driveway with border shrubs, whilst the rear garden features patio areas, shrubs and two ponds.

### **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.

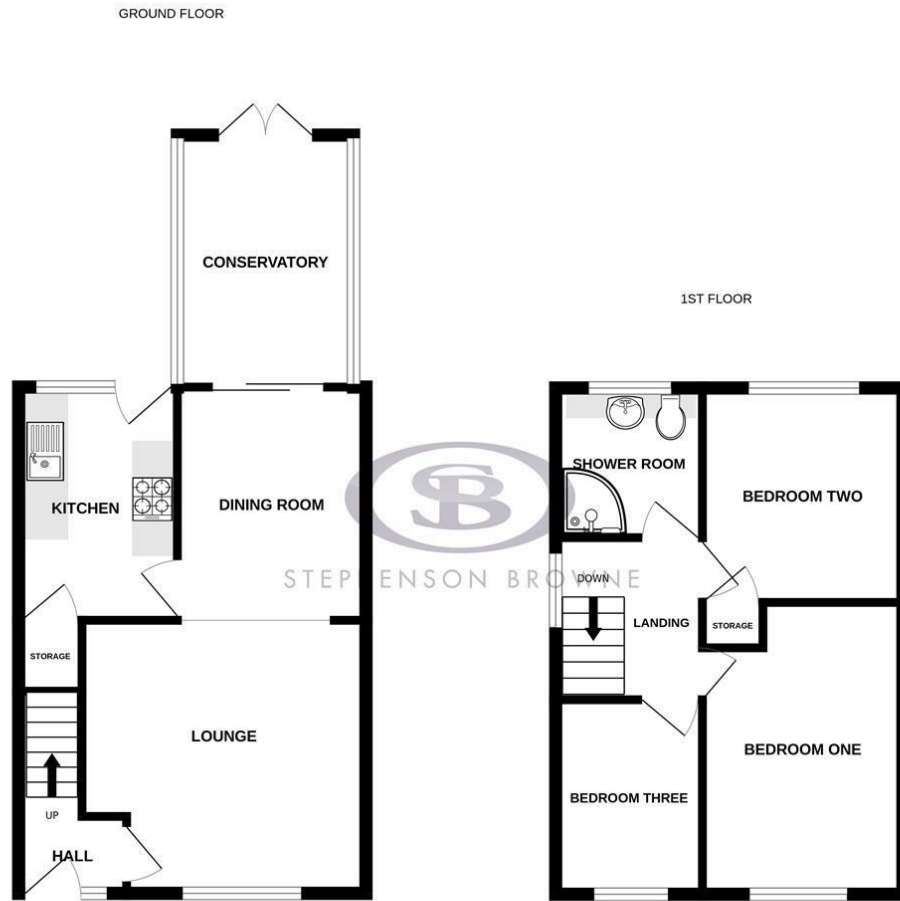
### **NB: Copyright**

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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. Made with Metropix ©2024

# Area Map



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (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 | 84        |

| 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