



**25 Unity Way**

ST7 1RU

**£200,000**



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STEPHENSON BROWNE

A fantastic opportunity to purchase a recently refurbished three bedroom semi-detached home in a popular area, featuring a beautifully landscaped rear garden!

An ideal first time buy and family home, this property has been renovated over recent years and is a real credit to the current owners, having been transformed into a gorgeous home which is most definitely ready to move into.

An entrance hallway leads to a spacious lounge, which in turn leads to a full-width kitchen/diner which also features a breakfast bar! Upstairs there are three bedrooms and a stylish family bathroom. Ample off road parking is provided via a paved driveway to the front of the property, whilst a lawned front garden creates the potential for further parking space if desired. The rear garden has been landscaped to create a tranquil outside space which is also low maintenance, creating an idyllic spot to enjoy the best of the summer weather and is a real suntrap!

Situated on Unity Way, the property offers fantastic links to commuting routes such as the A34, A500 and M6, with easy access to the wealth of amenities within Kidsgrove and further afield to Alsager and Newcastle-under-Lyme. Several schools are also nearby, including St Saviours C of E Academy, The Reginald Mitchell Primary School and The Kings C of E Academy.

A fantastic home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



### **Entrance Hall**

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

### **Lounge**

13'10" x 13'3"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

### **Kitchen/Diner**

16'4" x 9'6"

Laminate flooring, two UPVC double glazed windows, two ceiling light points, radiator, one and a half bowl sink with drainer, tiled splashback, breakfast bar, gas central heating boiler, oven, hobs, composite rear door, under stairs storage cupboard.

### **Landing**

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

### **Bedroom One**

11'8" x 9'4"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

### **Bedroom Two**

11'11" x 8'7"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

### **Bedroom Three**

8'5" x 7'5"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

### **Bathroom**

6'7" x 5'6"

UPVC double glazed window, ceiling light point, radiator, tiled walls, W/C, pedestal wash basin, bath.

### **Outside**

To the front of the property is a paved driveway and lawned garden, whilst the beautifully landscaped rear garden features patio areas with timber borders and gravelled areas, with an artificial lawn.

### **Council Tax Band**

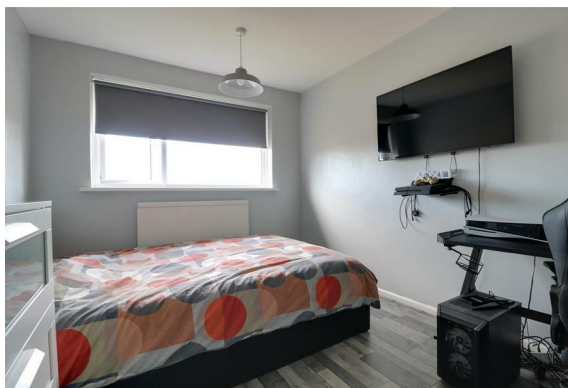
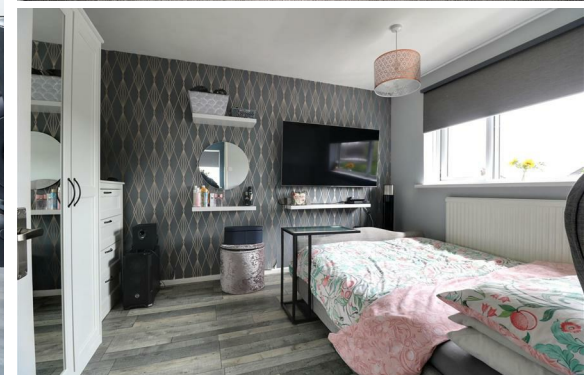
The council tax band for this property is B.

### **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**

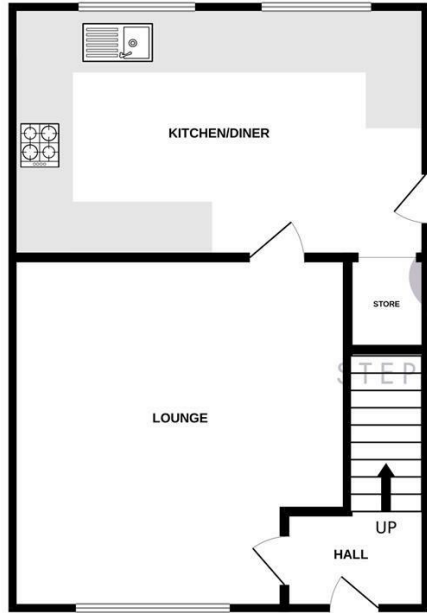
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# Floor Plan

GROUND FLOOR

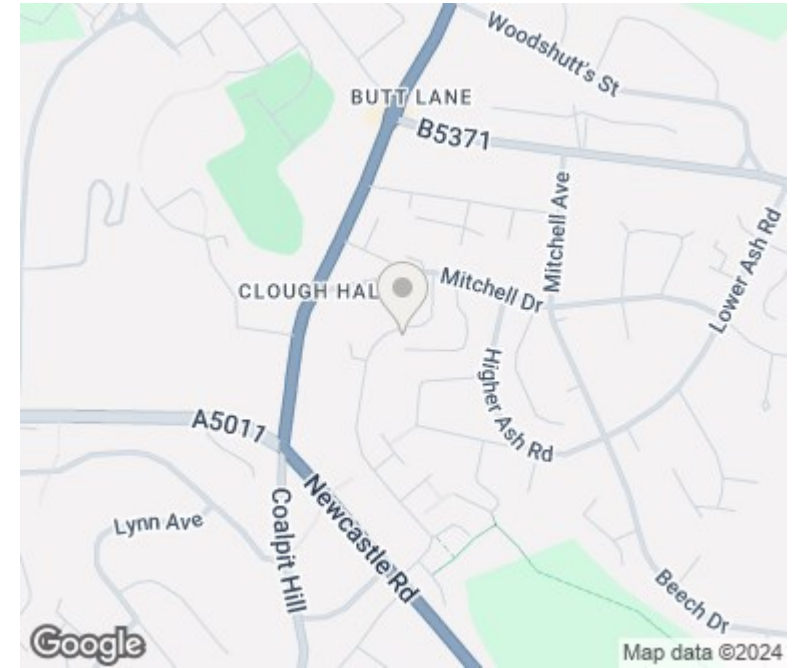


1ST FLOOR



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 Metroplex 5/2024

# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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	

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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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