



46 Coronation Avenue

ST7 2JX

£180,000



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STEPHENSON BROWNE

NO ONWARD CHAIN - NEW CARPETS AND DECOR THROUGHOUT - Welcome to this **THREE BEDROOM SEMI DETACHED** home on Coronation Avenue, Alsager - a delightful, generously proportioned property allowing plenty of space for the modern family! Boasting freshly fitted carpets and having had a redecoration throughout, the home is ready to move straight into whilst still offering scope to update and make it your own!

Upon entry, you will find a floorplan comprising of: entrance hallway, possessing handy under the stairs storage as well as inbuilt cupboards, a well sized lounge with bay window to the front, dining room enjoying sliding doors onto the garden and the kitchen - hosting a range of units and space for all necessary appliances! On from here you will find the rear hall, providing entry to the separate utility, in addition to another sizeable storage cupboard!

The first floor is home to two generous double bedrooms, a third single and family bathroom with three piece suite and modern tiling.

Externally, the property sits on a fantastic plot, giving ample off road parking to the front via the driveway, having artificial lawn and hedgerow boundaries providing greenery. The rear is lovely and private, with patio idea for garden furniture, lawn and a useful garden shed.

Situated close to Alsager town and reputable schools such as Cranberry Academy, this semi-detached property is in a prime location. Whether you're a first-time buyer, an investor looking for a great opportunity, or someone looking to upsize, this property caters to a range of buyers.

Don't miss out on the chance to make this house your home and enjoy the convenience and comfort it has to offer. Call Stephenson Browne to book a viewing today and envision the possibilities that await you at this lovely property on Coronation Avenue.



Hallway

With a useful inbuilt storage cupboard as well as sizeable under stairs storage, newly fitted carpets, ample sockets, ceiling light fitting, radiator, stairs to the first floor and doors to:

Lounge

12'6" x 11'11"

With a UPVC double glazed bay window to front elevation, newly fitted carpet, feature electric fireplace with exposed brick effect surround incorporating shelving, ample sockets, ceiling light fitting, TV point and radiator.

Dining Room

12'5" x 9'5"

Enjoying UPVC double glazed sliding doors opening to the garden, ample sockets, radiator, ceiling light fitting, newly fitted carpet and door into:

Kitchen

9'5" x 7'4"

Comprising of a range of wall, base and drawer units with granite style working surfaces over, tiled splashback, an integral sink with drainer, space for a free standing oven as well as space for a fridge freezer. Also with tile effect flooring, ceiling light fitting, radiator, ample sockets, UPVC double glazed window to rear elevation and door to:



Rear Hall

With tiled flooring, ceiling light fitting, door accessing an ideal storage area, door accessing the front of the property, door to the garden and door to:

Utility

6'0" x 4'5"

With space/plumbing for a washing machine, tiled flooring, window to rear elevation and ceiling light fitting.

Landing

Having newly fitted carpets, handy inbuilt storage cupboard, ceiling light fitting and doors to all first floor rooms, including:



Principal Bedroom

11'10" x 11'2"

A spacious principal bedroom offering newly fitted carpet, UPVC double glazed window to front elevation, ample sockets, ceiling light fitting, radiator and wall vent.

Bedroom Two

13'1" x 9'5"

Another generous double bedroom with UPVC double glazed window to rear elevation, ample sockets, newly fitted carpet, ceiling light fitting and radiator.



Bedroom Three

8'10" x 8'9" (max measurements)

Having an inbuilt storage cupboard / wardrobe, radiator, UPVC double glazed window to front elevation, newly fitted carpets, ceiling light fitting and ample sockets.

Bathroom

With a push flush WC, pedestal hand basin and panelled bath. With mostly tiled walls, parquet style vinyl flooring, UPVC double glazed obscure glass window to rear elevation, wall vent, ceiling light fitting and radiator.

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.

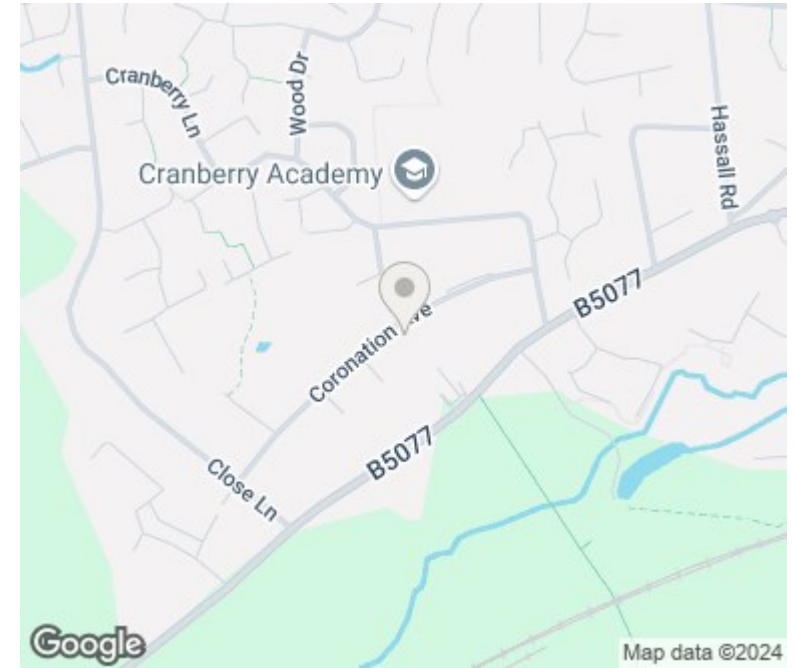
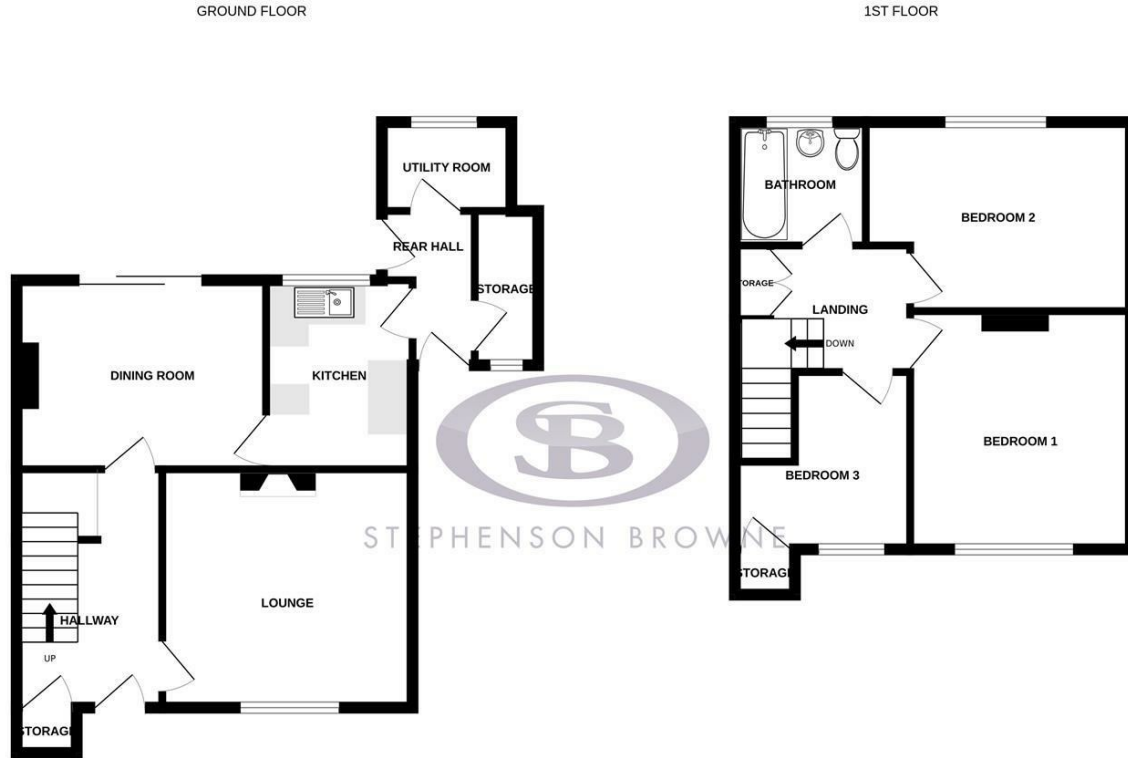
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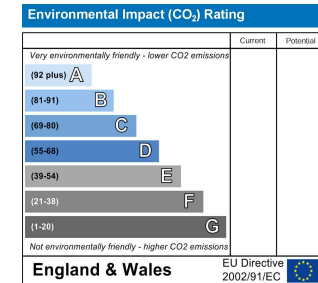
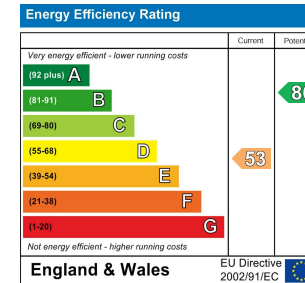


Floor Plan

Area Map



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.
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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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