



27 Linley Grove

ST7 2PR

Guide Price £180,000



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STEPHENSON BROWNE

NO CHAIN - A traditional THREE BEDROOM semi-detached property offering well planned accommodation of deceptive proportions throughout. The property is situated within a highly popular area, close to Excalibur school and would make a perfect purchase for first time buyers and those looking for the extra space.

Accompanying the property are a wealth of features worthy of mention, some of which include; Double glazing throughout, gas central heating, a spacious lounge with feature fireplace, an open plan kitchen/diner incorporating an oven, hob and extractor with plenty of space for a large table, built-in wardrobes to two of the three bedrooms and an upstairs family bathroom.

Externally the property benefits from a driveway in turn providing off road parking for a number of vehicles alongside a detached garage, with sizeable gardens to the front and rear which offer a good degree of privacy.

Situated on Linley Grove, the property is perfectly placed for the wealth of amenities within Alsager, as well as Alsager Train Station which is only a short distance away. Commuting routes such as the M6, A500 and A34 are only a short distance away, whilst several schools are also nearby, including Excalibur Primary School.

A fantastic first time buy or family home offered for sale with no onward chain! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Fitted carpet, double glazed front door, ceiling light point, gas central heating boiler.

Kitchen

9'9" x 6'2" (2.997 x 1.881)

Double glazed window and side door, laminate flooring, ceiling light point, tiled walls, one and a half bowl sink with drainer, wall and base units, space and plumbing for appliances, folding doors opening into;



Dining Room

13'2" x 9'0" (4.030 x 2.751)

Maximum measurements - double glazed window, fitted carpet, ceiling light point, under stairs storage cupboard.

Lounge

16'3" x 10'4" (4.966 x 3.156)

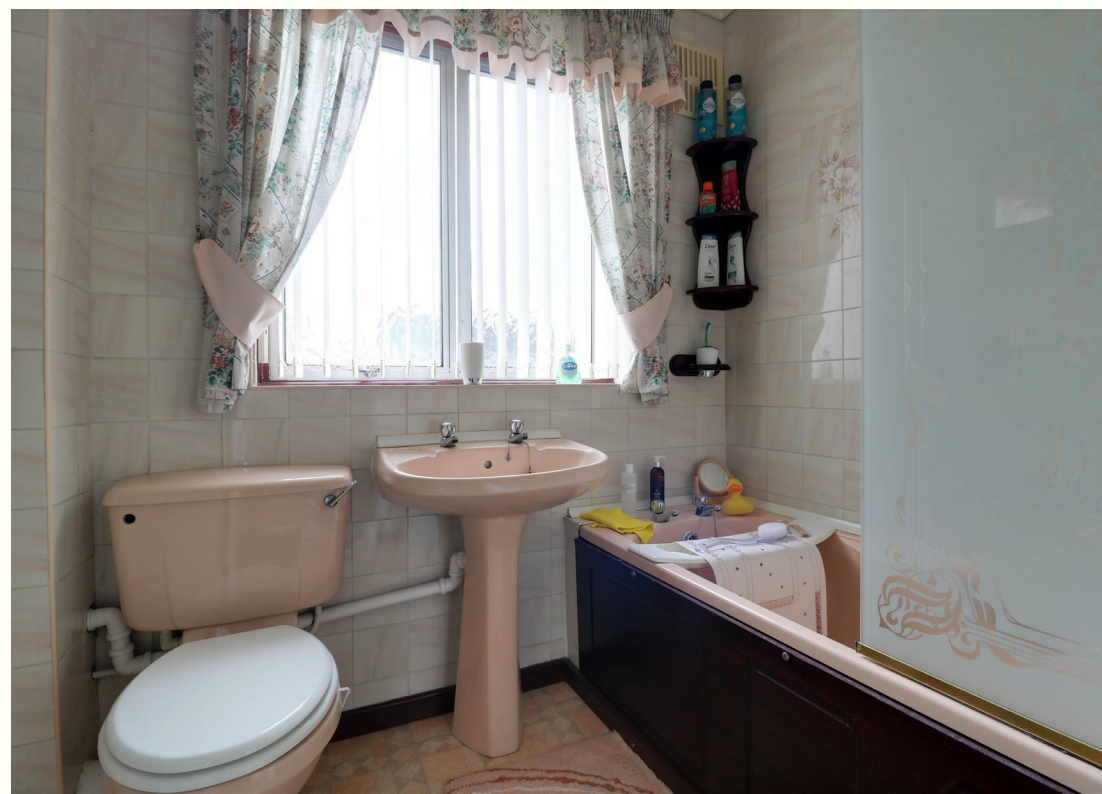
Fitted carpet, double glazed window and rear door, ceiling light point and two wall light points, feature fireplace.



Landing

Fitted carpet, ceiling light point, airing cupboard, loft access.





Bedroom One

14'5" x 9'11" (4.404 x 3.027)

Maximum measurements - fitted carpet, two double glazed window, ceiling light point, built-in wardrobes.

Bedroom Two

10'9" x 8'6" (3.291 x 2.605)

Fitted carpet, double glazed window, ceiling light point, recess for storage.

Bedroom Three

10'5" x 5'10" (3.177 x 1.803)

Fitted carpet, double glazed window, ceiling light point, built-in wardrobes.

Bathroom

7'7" x 5'10" (2.312 x 1.795)

Maximum measurements - vinyl flooring, double glazed window, ceiling light point, tiled walls, W/C, pedestal wash basin, bath with overhead shower.

Outside

To the front of the property is a paved driveway and gravelled garden with mature border shrubs, whilst the fully enclosed rear garden offers an excellent degree of privacy and features patio and lawned areas with mature border shrubs.

Garage

A detached sectional concrete-built garage with side door, up and over garage door, power and lighting.

Council Tax Band

The council tax band for this property is B.

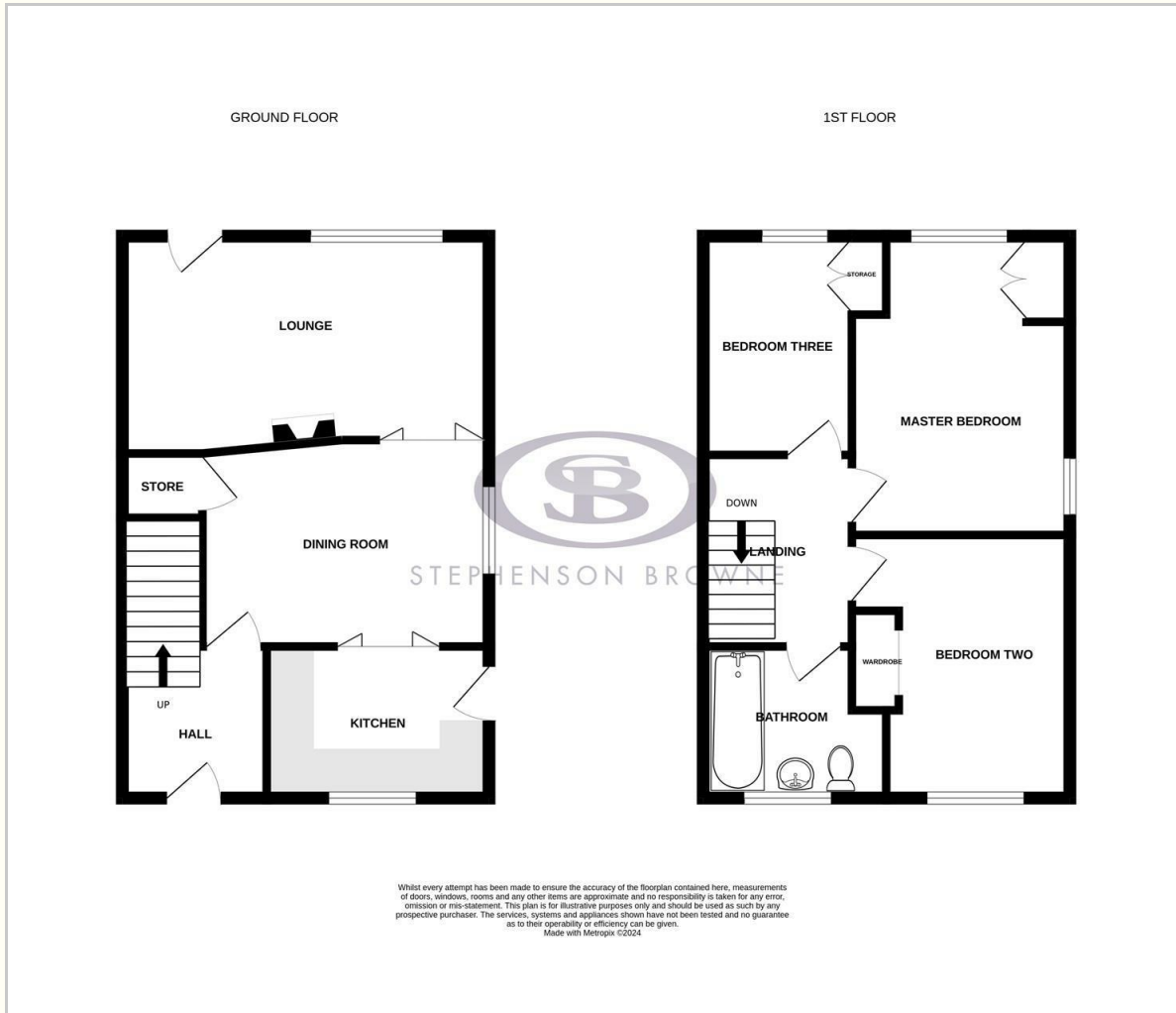
NB: Tenure

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

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

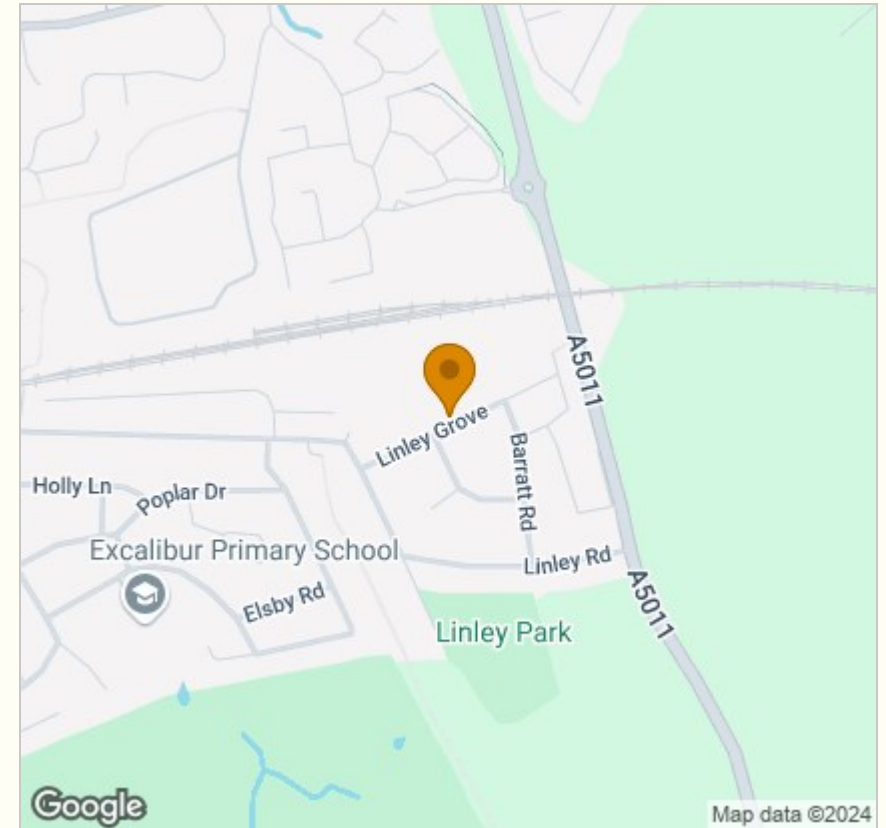
Floor Plan



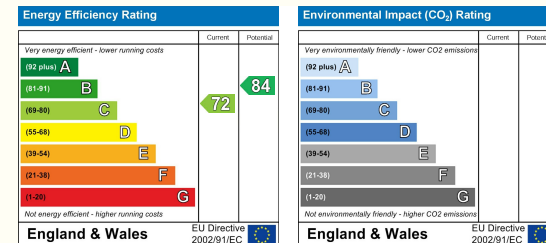
Viewing

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



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