



## 15 Weaver Close

ST7 2NZ

£140,000



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STEPHENSON BROWNE





A fantastic opportunity to purchase a three bedroom 'upside down' layout mid-townhouse in a cul-de-sac position, which would create an ideal family home or first time buy!

Offering exceptional value for money and for sale with no onward chain, this property is a real blank canvas and ready to move into!

An entrance hallway leads to the three bedrooms and a recently installed shower room, whilst to the first floor is an open-plan lounge/diner and kitchen. Off road parking is provided via a paved driveway to the front of the property, whilst the delightful rear garden features lawned and patio areas, offering a good degree of privacy.

Weaver Close is a cul-de-sac just off Cranberry Lane in Alsager, which is close to several schools including Cranberry Academy and Alsager School. Commuting links such as the A34, A500 and M6 are within easy reach, whilst Alsager train station is only a short distance away.

A superb property offered for sale with the benefit of no onward chain! Please contact Stephenson Browne to arrange your viewing.

**Entrance Hall**

UPVC double glazed front door, fitted carpet, ceiling light point, under stairs storage cupboard.

**Bedroom One**

12'5" x 7'10" (3.808 x 2.395)  
UPVC double glazed window, fitted carpet, ceiling light point.

**Bedroom Two**

8'9" x 7'6" (2.671 x 2.300)  
UPVC double glazed sliding patio doors leading to the rear garden, fitted carpet, ceiling light point.

**Bedroom Three**

7'10" x 7'2" (2.405 x 2.197)  
UPVC double glazed window, fitted carpet, ceiling light point.

**Shower Room**

6'1" x 5'5" (1.869 x 1.652)  
Tiled walls, UPVC double glazed window, W/C, wash basin with vanity unit, walk-in rainfall shower.







### Lounge/Diner

19'10" x 17'1" (6.060 x 5.224)

Maximum measurements - Open plan lounge/diner, three UPVC double glazed windows, fitted carpet, television point.

### Kitchen

8'9" x 8'2" (2.668 x 2.503)

Wall and base units, stainless steel sink with drainer, fitted extractor canopy, cupboard housing gas central heating boiler, UPVC double glazed window, space and plumbing for appliances, integrated fridge/freezer, loft access.

### Outside

To the front of the property is a paved driveway providing ample off road parking, whilst the rear garden features patio and lawned areas with mature border shrubs.

### Council Tax Band

The council tax band for this property is B.

### NB: Tenure

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

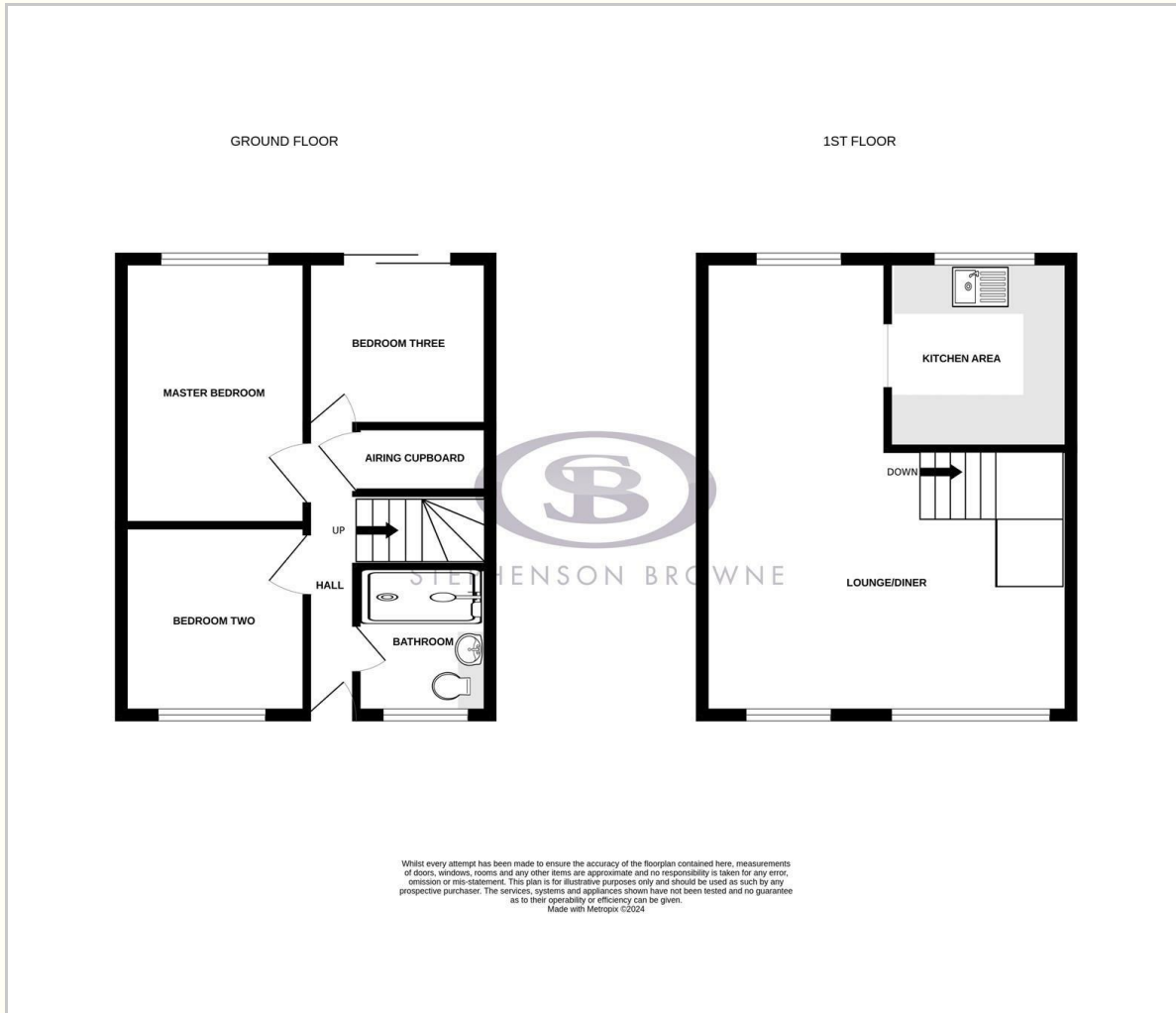
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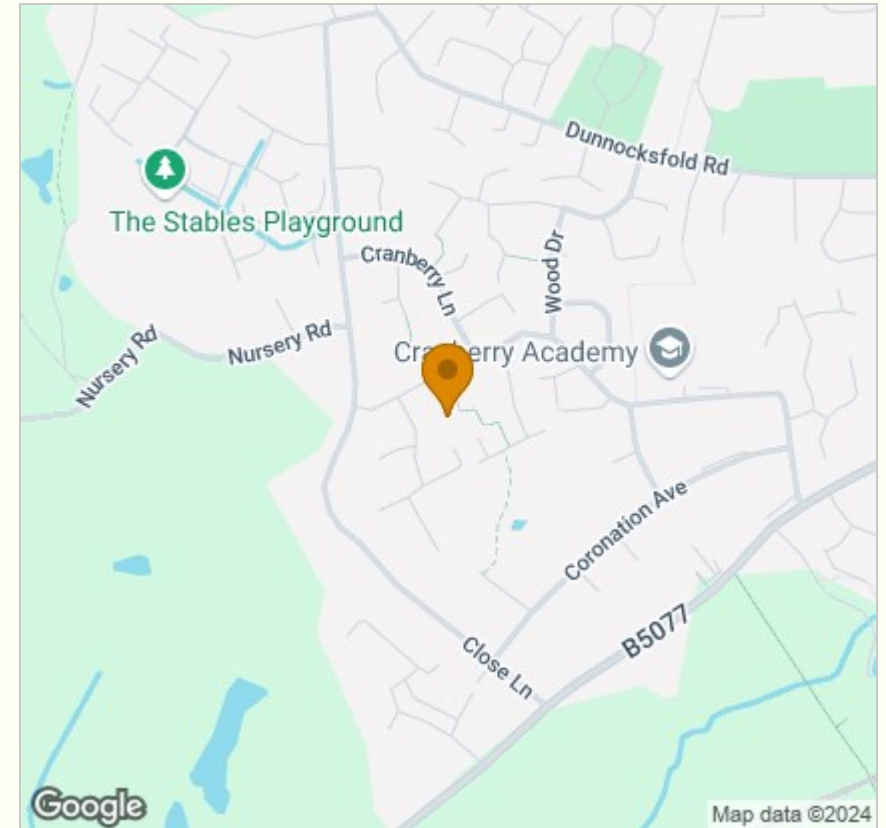
## Floor Plan



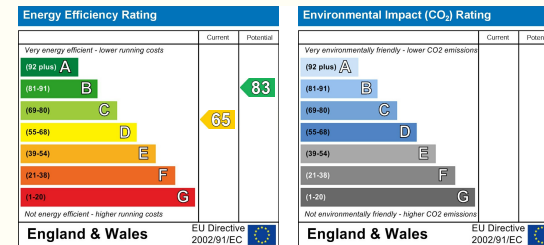
## Viewing

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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