



15 Gordon Crescent

ST1 6BU

£185,000



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STEPHENSON BROWNE

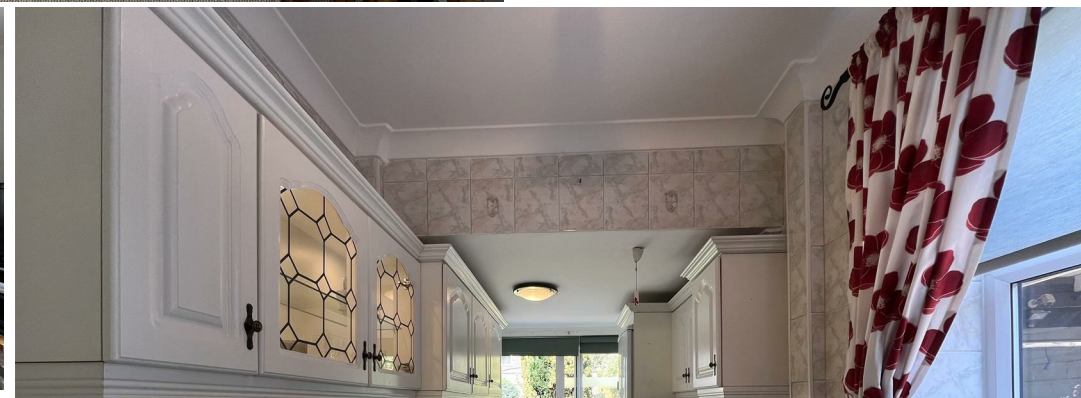
UNEXPECTEDLY BACK ON THE MARKET
NO ONWARD CHAIN & DETACHED GARAGE -
Situating at the top of a quiet cul-de-sac on a brilliant sized corner plot, this well presented three bedroom semi-detached property on Gordon Crescent is the perfect home to put your own stamp on. Offering great potential throughout with the option to extend subject to the relevant planning permissions, a great purchase for any first-time buyers or investors.

You couldn't be in a better location with a variety of local amenities just a stone's throw away, great transport links and good schools within walking distance from the property.

Entering the property, you are welcomed through from the porch to the entrance hall providing access into all ground floor accommodation, comprising of a spacious open plan lounge/dining room, galley breakfast bar kitchen with sliding doors out onto the rear garden and downstairs WC. The first floor accommodates two great-sized double bedrooms both enjoying built-in wardrobes and storage space, one single bedroom and the main bathroom fitted with a white three-piece suite.

Outside the property has been immaculately kept with a patterned bricked driveway leading down the side of the property providing ample off-road parking that leads up to the detached garage, to the left-hand side is a raised laid to lawn area bordered by a topiary hedge and mature green. The private rear garden enjoys the same patterned brick patio area great for outdoor dining and to sit out in the summer months with steps leading up to a further laid to lawn area complemented by a range of plants, flowers and mature greenery. There is a further private patio area to the rear of the garden that is a great base to house a summer house, BBQ area or to have as an additional seating area. There is a wooden shed included to house any gardening tools and storage.

Don't miss the opportunity to view all this property has to offer!



Porch

6'1" x 1'4"

Giving access into the entrance hallway, French external UPVC double glazed doors, tiled flooring.

Entrance Hallway

12'11" x 6'0" max

Access into all ground floor accommodation and stairs access to first floor accommodation, carpet flooring, ceiling light fitting, central heating radiator, direct access into the downstairs WC, wooden door through to the porch, single glazed opaque windows, houses the alarm.

Open Plan Lounge/Dining Room

24'3" x 10'9"

Spacious and light room comprising carpet flooring, two ceiling light fittings, feature brick gas fireplace with brick hearth, two central heating radiators, two UPVC double glazed windows to the front and rear elevation both fitted with blinds, four wall light fittings, power points.

Kitchen

15'9" x 5'11"

Galley style breakfast kitchen comprising wall and base units with work surface over, inset sink with double drainer and mixer tap, gas cooker with gas hob, washing machine, fridge freezer, tiled walls throughout, wood effect laminate flooring, ample power points, two ceiling light fittings, UPVC double glazed window to the side elevation fitted with a blind, UPVC double glazed sliding doors leading out into the rear garden, central heating radiator.

WC

2'6" x 2'3"

Low level WC, laminate wood effect flooring, houses the boiler, houses the electrical fuse box, wall light fitting.

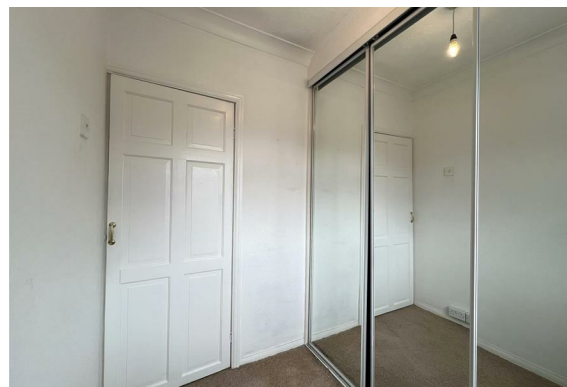
Landing

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, UPVC double glazed opaque window to the side elevation.

Bedroom One

12'2" x 10'6"

UPVC double glazed bay window to the front elevation fitted with blinds, carpet flooring, ceiling light fitting, central heating radiator, fitted wardrobes along one side with cupboard storage above and built in dressing table, power points, two wall beside table light fittings.



Bedroom Two

12'0" x 10'7"

UPVC double glazed window to the rear elevation, carpet flooring, ceiling light fitting, over the bed wall light fitting, central heating radiators, fitted wardrobes along one side with additional cupboard and draw storage, power points.

Bedroom Three

6'0" x 6'0"

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, built in wardrobes with sliding mirrored doors, power points.

Bathroom

7'4" x 5'11"

Three piece white suit with low level WC, hand wash basin with mixer tap and fitted mirror above, low level bath with pillar taps and support handrails, fitted electric shower over bath with removable shower head, tiled walls throughout, central heating radiator, fitted towel rails, fitted glass shelf with mirror above, ceiling light fitting, wall light fitting, UPVC opaque double glazed window to the rear elevation, vinyl wood effect flooring, access into the loft.

Externally

The front of the property offers an extensive patterned brick driveway that leads down the side of the property to the detached garage and rear garden giving plenty of space for off road parking. There is a well maintained flower bed decorated with stone gravel and surrounded by many different well trimmed trees and bushes boarded by a perfectly kept hedge. The detached garage provides space for a vehicle or to use as a workshop it has the main garage up and over door with an additional side door access and window to the rear. The rear garden is in impeccable condition housing a lower bricked patio area giving space for outdoor dining furniture with steps up to a raised laid to lawn area boarded by mature trees, bushes and beautiful flowers. Further on to the rear is another raised patio area which again can be used for outdoor seating or as a main base to house a shed, there is a wooden shed available offering great storage for outdoor gardening tools.

Council Tax Band

The council tax band for this property is B.

NB: Tenure

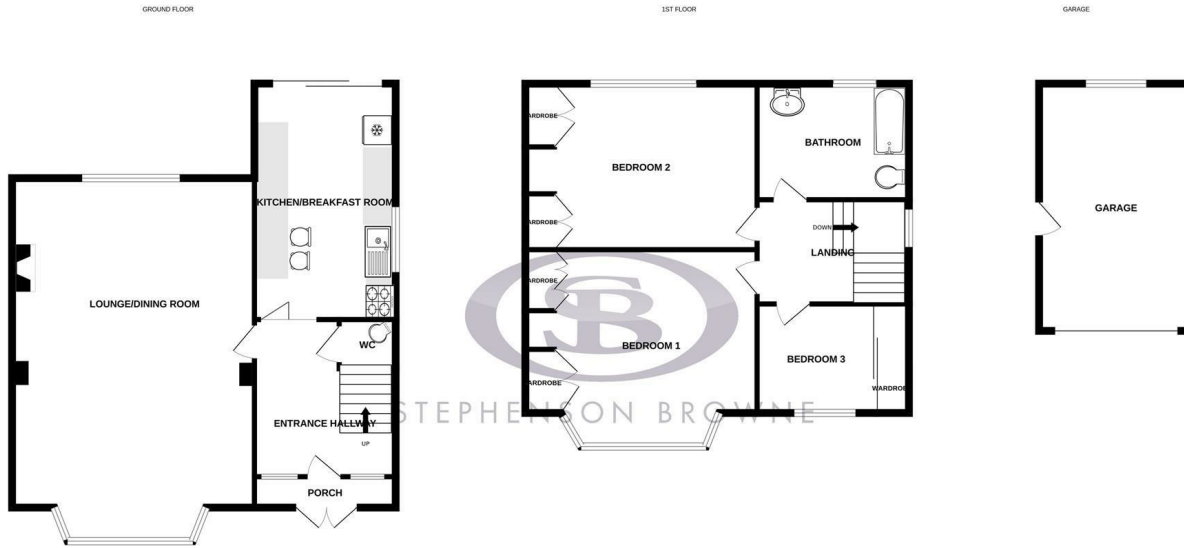
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchaser to confirm this with a conveyancer prior to exchange of contracts.

NB: Estate Agency Act 1979

Under the Estate Agency Act 1979 and current RICS regulations, we advise that the seller of this property is an employee or related to an employee of Stephenson Browne Ltd.

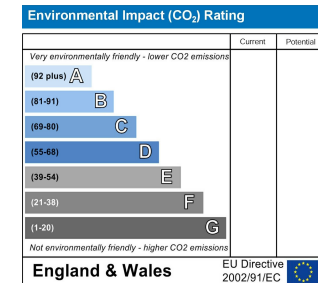
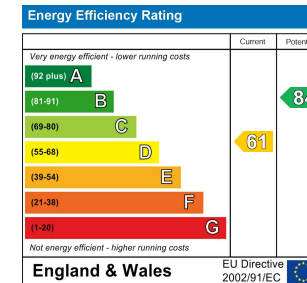
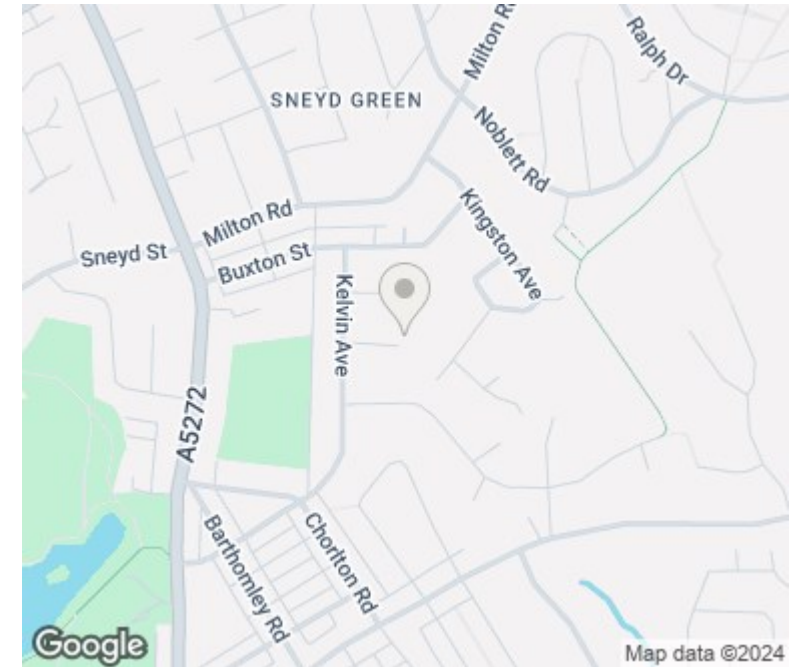


Floor Plan



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.
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Area Map



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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