



## Flat 8 The Poplars, 37 Sandbach Road South

ST7 2LW

£130,000



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STEPHENSON BROWNE

**\*\*\*NO CHAIN & CENTRAL LOCATION\*\*\*** A well presented two bedroom, second floor apartment, conveniently located in the heart of Alsager town centre enjoying easy access to Alsager Railway Station and a wide variety of amenities within walking distance. In brief, the accommodation comprises communal hall, spacious through entrance hall, open plan lounge/diner with open access leading to the kitchen (with fitted cooker, hob and extractor, two double bedrooms, one with en-suite shower room plus an additional family bathroom. Designated parking can be found on site - A great first time property or a superb buy-to-let opportunity.

Early viewing is highly recommended, call our office today to book that all-important viewing!

#### **Communal Entrance**

Security gate with coded access. Staircase leading up to the second floor.

#### **Communal Entrance**

Communal entrance hall for just two apartments. Wooden entrance door into the apartment.

#### **Entrance Hall**

Doors to all rooms. Double panel radiator. Two storage cupboards, one of which houses the wall mounted gas central heating boiler.

#### **Lounge**

10'10" max x 21'11" max (3.316 max x 6.700 max)

Two double panel radiators. Juliet balcony having French doors. Two skylights. Opening into:-

#### **Kitchen**

8'11" x 6'10" (2.739 x 2.096)

Range of wall base and drawer units with roll top work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Space for dishwasher. Space for washing machine. Oven with gas hob and extractor canopy over. Integrated fridge. Skylight.

#### **Principal Bedroom**

16'9" max x 13'10" max (5.121 max x 4.236 max)

An L-shaped bedroom having double glazed window to the side elevation. Double panel radiator. TV aerial point. Telephone point. Door into:-





#### **En-Suite Shower Room**

7'3" x 6'2" (2.221 x 1.883)

Three piece suite comprising a low level wc with push button flush, shower cubicle with shower over and pedestal wash hand basin with splashback tiling. Shaver point.

#### **Bedroom Two**

11'7" x 8'6" (3.535 x 2.602)

Double panel radiator. Two skylights.



#### **Family Bathroom**

9'9" max x 5'2" max (2.987 max x 1.596 max)

Three piece suite comprising a low level wc with push button flush, pedestal wash hand basin with splashback tiling and a panelled bath. Double panel radiator. Shaver point.

#### **Externally**

One allocated parking space. Communal gardens

#### **NB: Tenure**

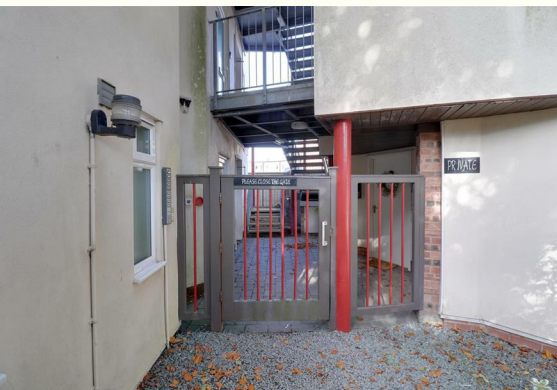
We have been advised that the property tenure is Leasehold with a service charge of approximately £1380 per annum, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

#### **Council Tax Band**

The council tax band for this property is C.

#### **NB: Copyright**

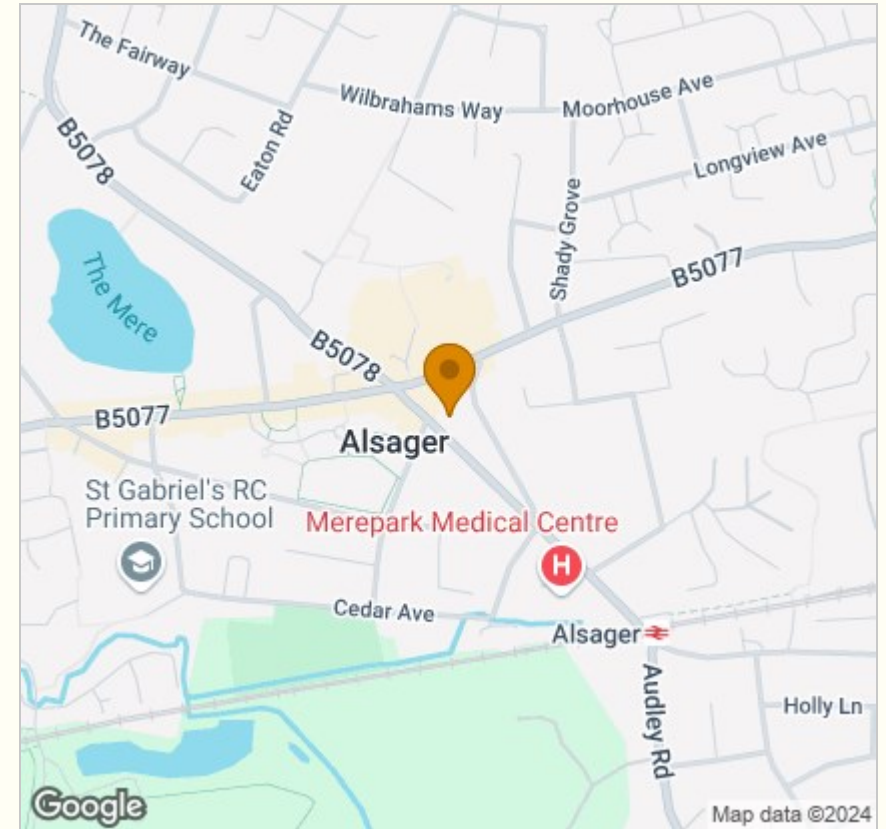
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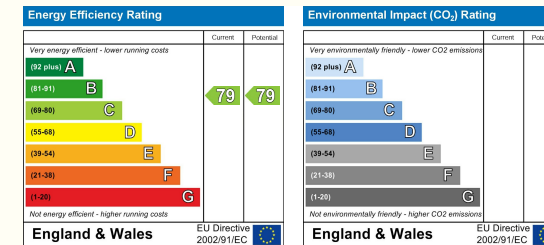
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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 notice 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 the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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