



## 6 Derwent Close

ST7 2UT

**£310,000**



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STEPHENSON BROWNE

A four bedroom detached family home in Alsager, benefitting from a detached garage and a conservatory to the rear, offered for sale with no onward chain!

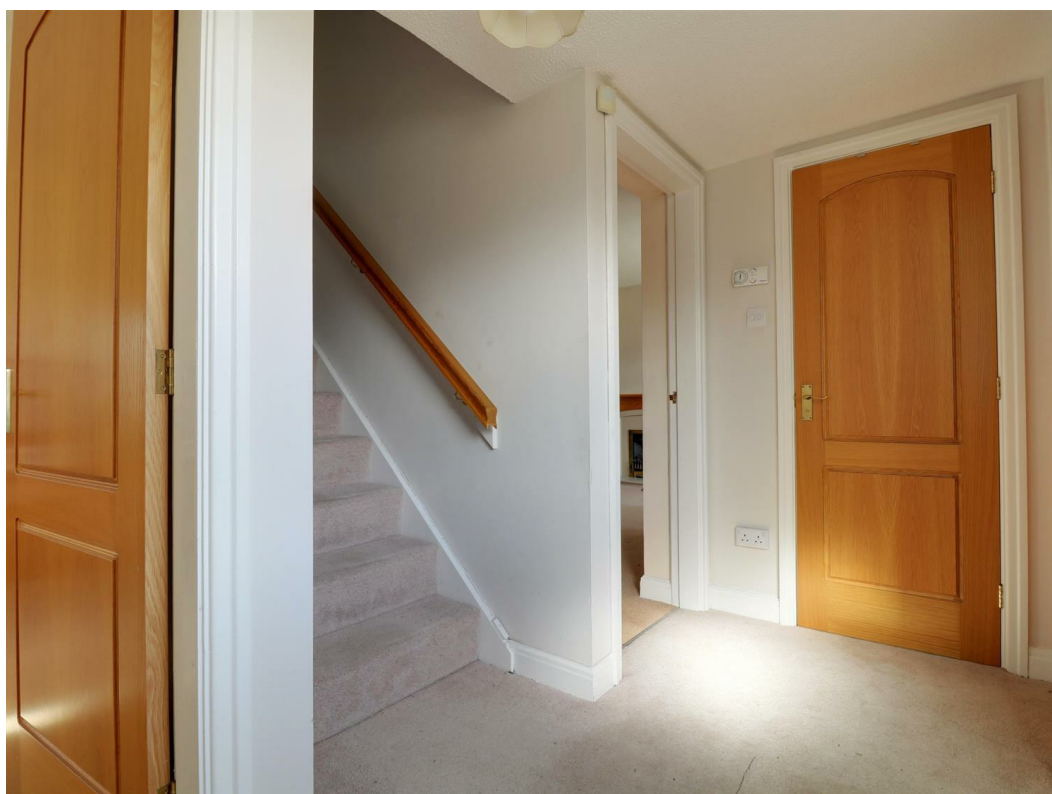
Although requiring some modernisation, this is a superb opportunity to purchase a four bedroom family home on the popular Derwent Close in Alsager, providing fantastic links to the wealth of amenities within Alsager, as well as being close to several schools!

An entrance hallway leads to a downstairs W/C, sizeable lounge and a separate dining room, with a spacious kitchen and a Conservatory to the rear. Upstairs there are four bedrooms and a four-piece family bathroom.

Off-road parking is provided via a tarmacadam driveway to the front of the property and the detached garage, whilst the fully enclosed rear garden is mostly laid to lawn with mature border shrubs and a patio area - an ideal space for families with pets and/or children to enjoy the best of the summer weather!

Derwent Close is just off Dunnockfold Road, with excellent access to commuting links such as the M6, A500 and A34, with Alsager train station also within easy reach. Several schools are nearby, including Alsager School and Cranberry Academy. Leisure facilities at Alsager Sports Hub and Alsager Leisure Centre are both within walking distance.

An excellent family home that is being sold with no onward chain! Please contact Stephenson Browne to arrange your viewing.



### **Entrance Hall**

UPVC double glazed front door and window, fitted carpet, ceiling light point, radiator, storage cupboard.

### **Downstairs W/C**

Vinyl flooring, UPVC double glazed window, ceiling light point, radiator, part tiled walls, W/C, pedestal wash basin.

### **Lounge**

19'1" x 14'8"

Maximum measurements (L-shaped room) - Fitted carpet, UPVC double glazed window and sliding door to the Conservatory, two radiators, two ceiling light points.

### **Dining Room**

9'9" x 9'9"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Kitchen**

18'4" x 8'10"

Vinyl tile effect flooring, two UPVC double glazed windows and rear door, ceiling strip light and ceiling light point, radiator, under stairs storage cupboard, wall and base units, one and a half bowl sink with drainer, space and plumbing for appliances.

### **Conservatory**

9'9" x 8'11"

Tiled flooring, UPVC double glazed window and rear door, ceiling light point, television point.

### **Landing**

Fitted carpet, ceiling light point, loft access.

### **Bedroom One**

14'10" x 9'11"

Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator.

### **Bedroom Two**

11'3" x 8'9"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Bedroom Three**

9'11" x 9'8"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, storage cupboard.

### **Bedroom Four**

9'0" x 6'9"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.



### **Bathroom**

9'10" x 5'4"

Tiled flooring, UPVC double glazed window, tiled walls, downlights, chrome towel radiator, W/C, wash basin with vanity unit, bath with mains shower, separate shower cubicle.

### **Outside**

To the front of the property is a tarmacadam driveway providing off road parking for several vehicles, and a lawned garden with a border hedge, whilst the rear garden features patio and lawned areas.

### **Detached Garage**

A brick-built detached single garage with Up and Over garage door and side access.

### **Council Tax Band**

The council tax band for this property is D.

### **NB: Tenure**

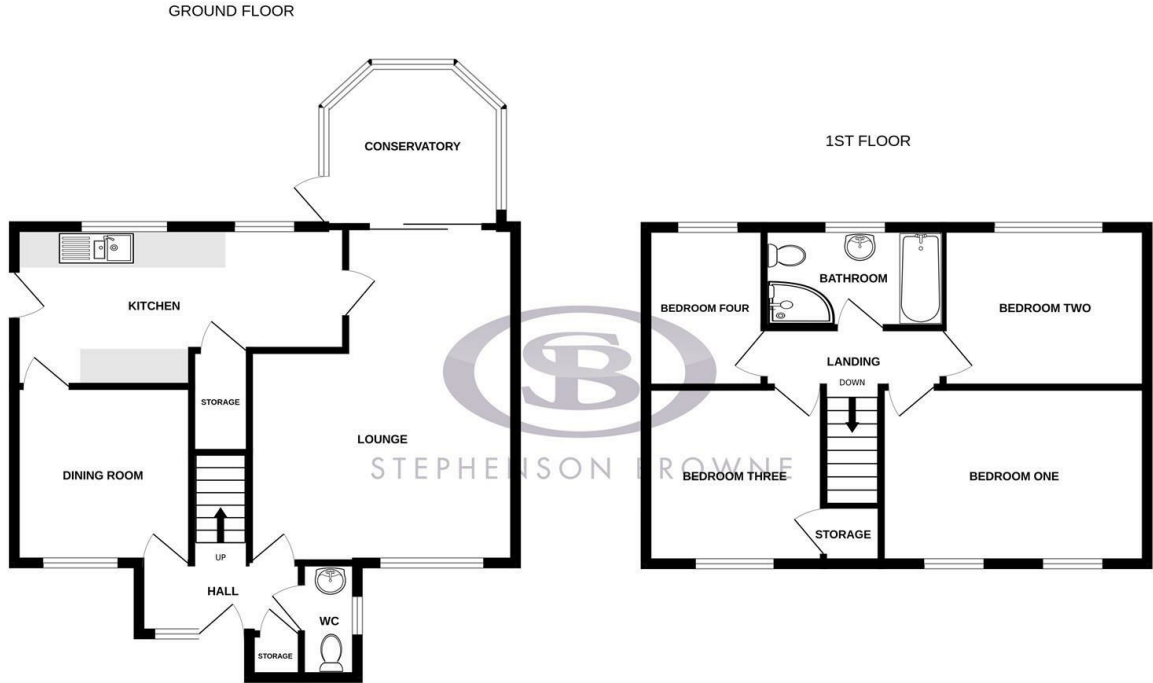
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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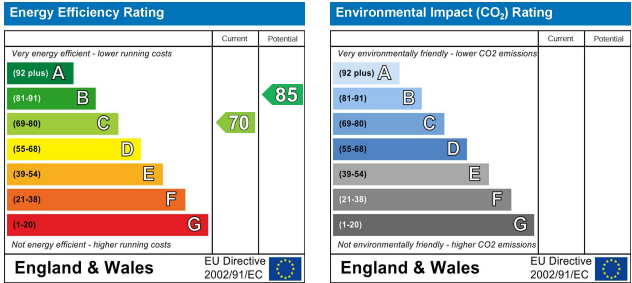


Floor Plan



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.

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