



**31 Bailey Court**  
ST7 2YH  
**£190,000**



Stephenson Browne are delighted to bring to market this well presented, TWO DOUBLE BEDROOM MEWS home on Bailey Court, sat within a popular residential development on the outskirts of Alsager. This property is ready to move straight into and would suit a range of buyers, whether you are taking your first step onto the property ladder, downsizing or looking for an investment!

In brief, the property comprises of: entrance hall, generous lounge benefitting from under the stairs storage, conservatory and lovely kitchen diner overlooking the garden. The room consists of a range of wall, base and drawer units having an integral sink with drainer, oven, four point gas hob with extractor over as well as space/plumbing for a washing machine and undercounter fridge and freezer.

Upstairs you will find two well proportioned double bedrooms having fitted wardrobes and a bathroom hosting a white three piece suite with over the bath shower.

Externally, the rear garden enjoys great privacy with wooded backdrop having a paved patio area with well stocked borders. There are also two side by side allocated parking spaces.

To appreciate everything Bailey Court has to offer, early viewings come highly recommended - we don't expect it to be on the market for long! To arrange yours and avoid missing out, call Stephenson Browne today!!

#### **Entrance Hall**

uPVC panelled door with double glazed frosted insets. Stairs to the first floor. Single panel radiator. Door into:-

#### **Lounge**

15'10" x 12'8" (4.842 x 3.867)  
Single panel radiator. Double glazed window to the front elevation. Electric fire with tiled hearth. Understairs storage cupboard.

#### **Kitchen Breakfast Room**

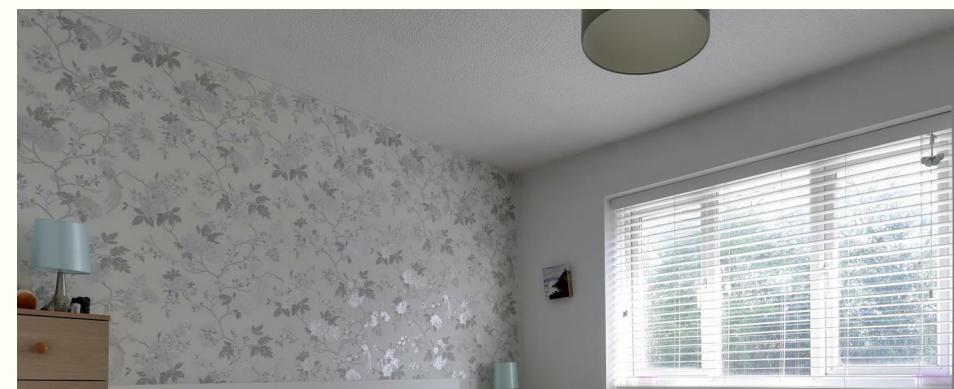
12'7" x 7'10" (3.836 x 2.407)  
Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Integrated oven with electric hob and extractor canopy over. Space and plumbing for a washing machine. Space for undercounter fridge and freezer.

#### **Conservatory**

9'0" x 8'5" (2.745 x 2.588)  
Double glazed windows all round. Double glazed French doors opening to the rear garden.

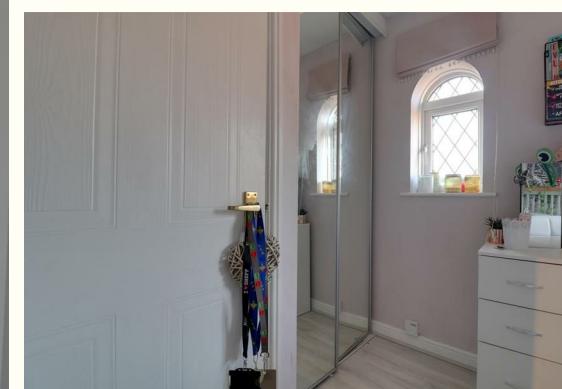
#### **First Floor Landing**

Doors to all rooms. Loft access point.





**Bedroom One**  
12'7" x 8'8" (3.845 x 2.652)  
Double glazed window to the rear elevation.  
Single panel radiator. Fitted wardrobes with  
hanging rail and shelving.



**Bedroom Two**  
10'4" x 8'9" (3.175 x 2.673)  
Two double glazed windows to the rear elevation. Single panel radiator. Storage cupboard housing the hot water cylinder. Fitted wardrobes with hanging rail and shelving.



**Family Bathroom**  
6'1" x 6'1" (1.858 x 1.873)  
Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a panelled bath with electric shower over. Tiled walls. Shaver point.

**Externally**  
The rear garden is mainly paved for ease of maintenance with stocked borders housing. Variety of trees, shrubs and plants. Access gate to parking area. Two allocated parking spaces.

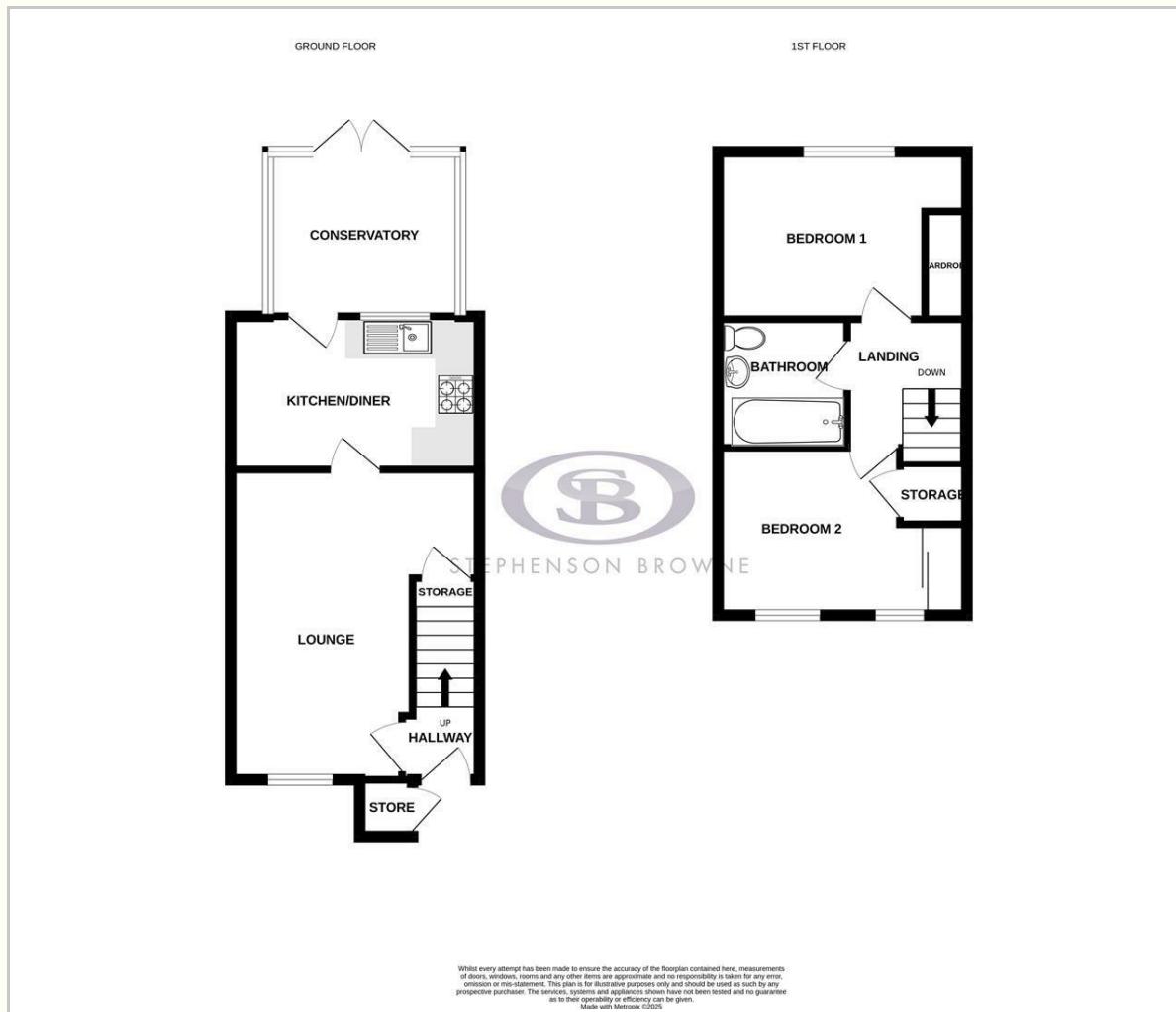
**Council Tax Band**  
The council tax band for this property is B

**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**  
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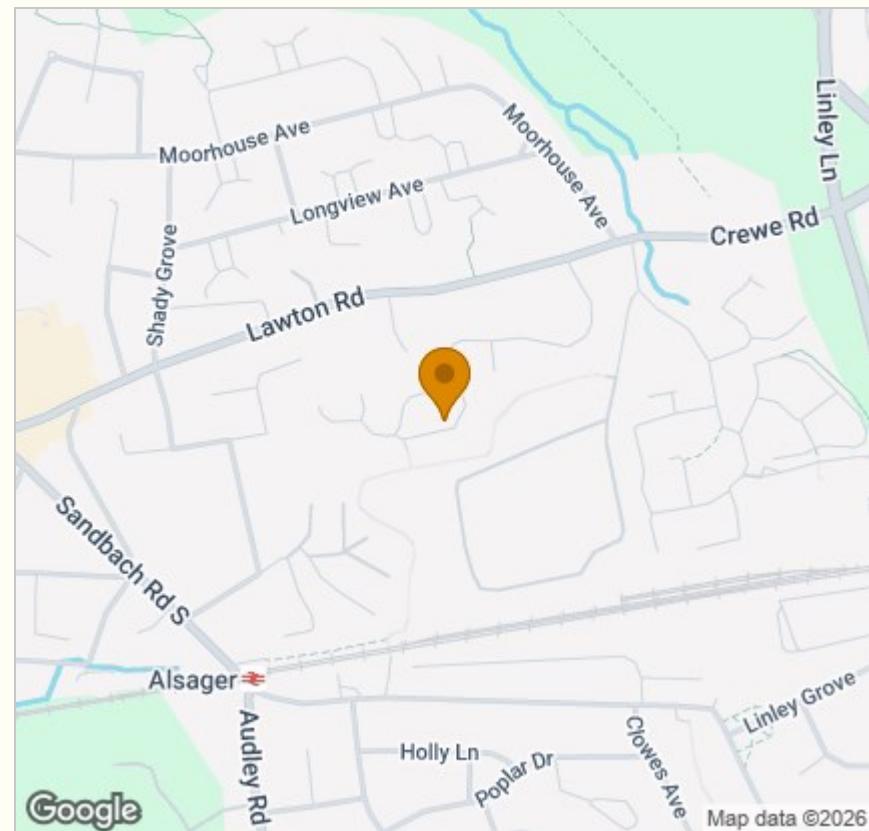
## Floor Plan



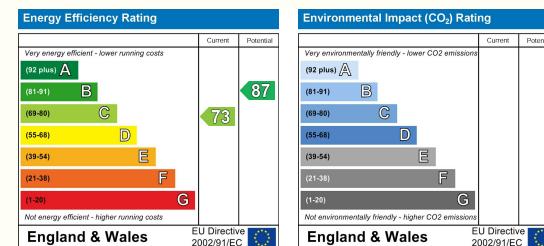
## Viewing

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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