



**49 Collick Close**

ST7 2ZW

**Offers Over £160,000**



STEPHENSON BROWNE

**FREEHOLD TENURE, POPULAR DEVELOPMENT & IDEAL FIRST TIME BUY!** Constructed in 2018 by Barratt Homes to their, 'Onyx' design, this stylish one bedroom link-detached property makes a perfect proposition for any first time buyer to get onto the ladder or those wanting easy to maintain, modern living. The property is positioned on a well regarded and extremely popular estate, close to Alsager Village along with its variety of amenities, good transport links and schooling.

In brief the property comprises: built-in storage to the entrance hallway and bedroom, a modern bathroom with white suite, a generous double bedroom with storage cupboard, open plan living to the first floor complete with a high gloss kitchen incorporating a range of integrated appliances and access to the roof terrace which will prove to be a superb sun trap and entertaining space during the summer months!

Externally, the property benefits from gated access, with tandem of road parking and easy to maintain gardens to both front and rear.

To fully appreciate the property's specification, location and many highly desirable attributes – contact Stephenson Browne today to book your all-important viewing!

### **Entrance Hall**

Composite entrance door with double glazed frosted insets. Stairs to the first floor. Understairs storage cupboard. Single panel radiator.





### **Bedroom**

11'5" x 12'2" (3.490 x 3.725)

Single panel radiator. Double glazed window to the front elevation. Storage cupboard with hanging rail and shelving.

### **Bathroom**

6'3" x 5'10" (1.915 x 1.783)

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a panelled bath with mixer tap and shower over. Partly tiled walls. Single panel radiator. Shaver point.

### **Lounge/Kitchen/Dining**

11'5" x 16'10" (3.485 x 5.147)

A range of wall, base and drawer units with work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Integrated oven with gas hob and extractor canopy over. Integrated fridge freezer. Integrated washing machine. Double glazed frosted window to the side elevation. Double glazed windows to the front and side elevation. uPVC panelled door with double glazed insets opening onto the balcony. Double panel radiator. TV aerial point. Telephone point.

### **Roof Terrace**

### **Council Tax Band**

The council tax band for this property is B.

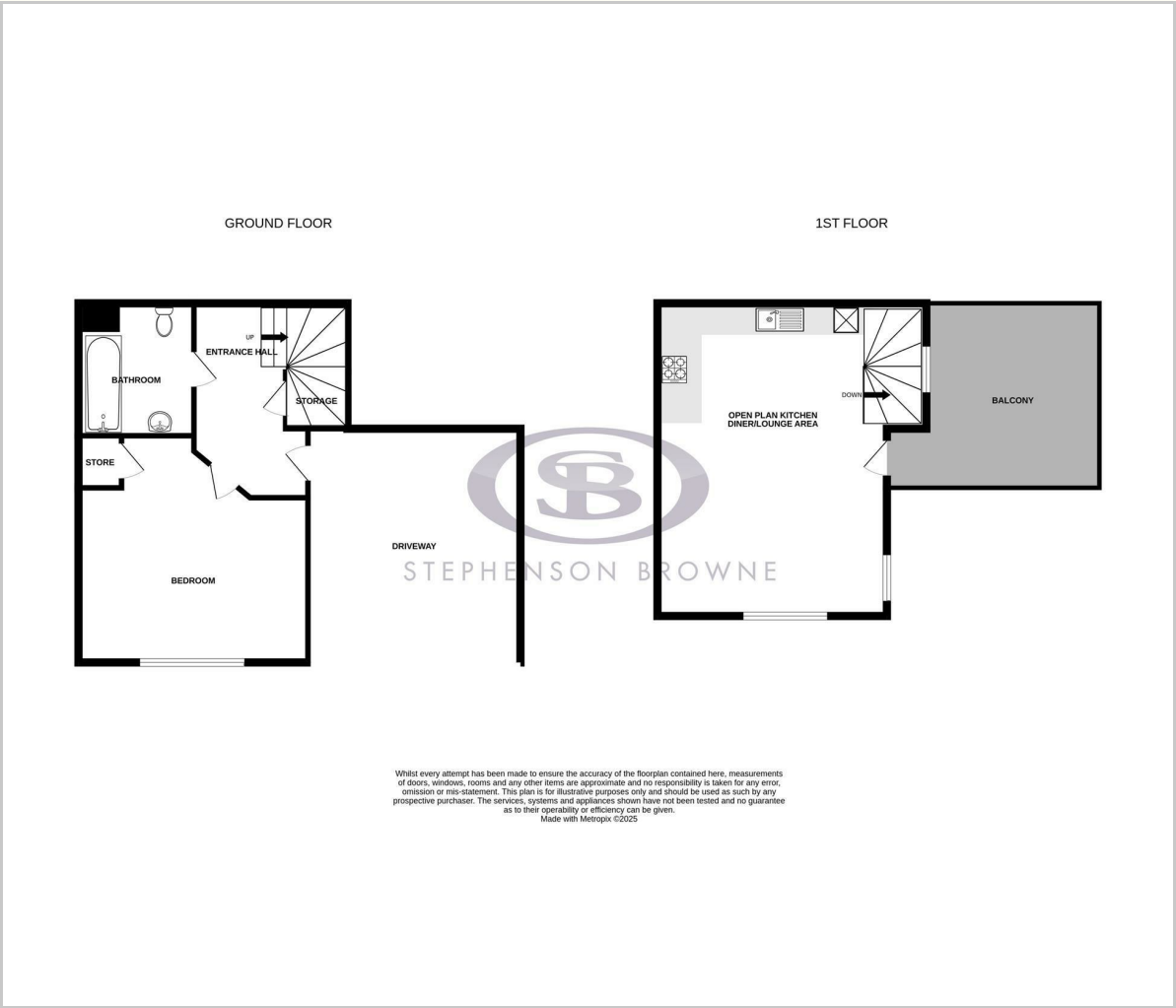
### **NB: Tenure**

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**

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

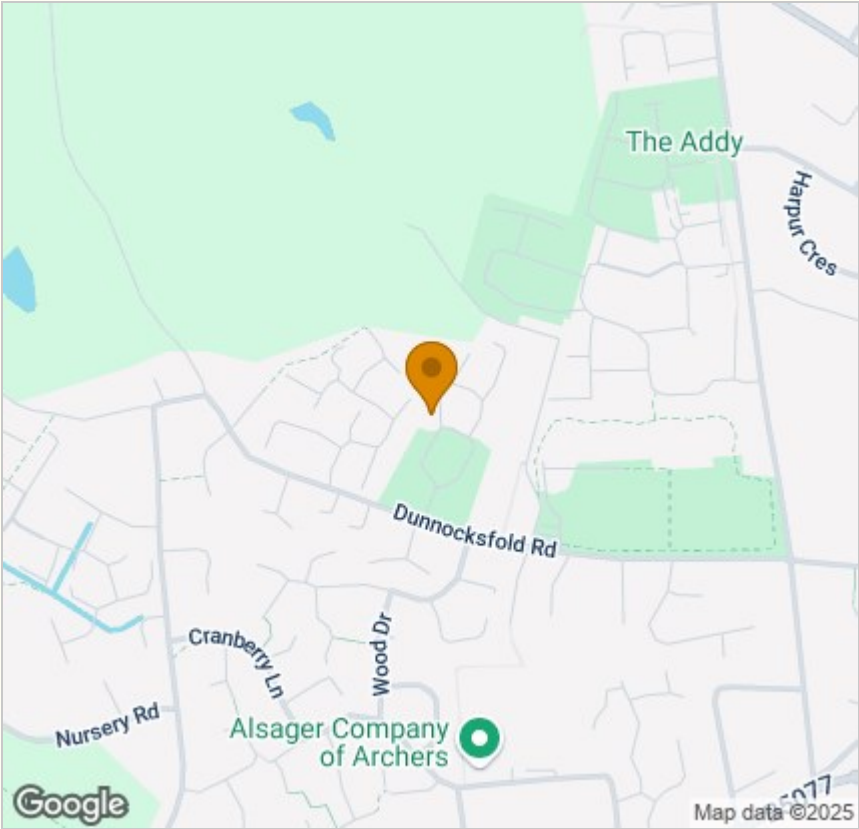
Floor Plan



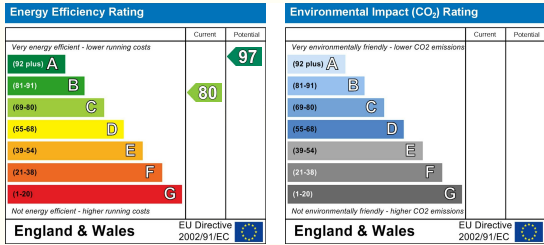
Viewing

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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