



13 Stanley Court

ST7 2BH

Offers Over £250,000



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STEPHENSON BROWNE

A two bedroom bungalow in a quiet cul-de-sac position close to Alsager town centre, featuring a carport/garage and ample off-road parking!

A fantastic opportunity to purchase a two bedroom bungalow in a sought-after location, which is ready to move into and ideal for anyone wishing to downsize!

An entrance hallway leads to the kitchen and lounge, whilst an inner hall leads to both bedrooms and the family bathroom. Off-road parking is provided via a driveway to the front of the property and the carport/garage, whilst the low-maintenance rear garden offers an excellent degree of privacy.

Situated just off Eaton Road, Stanley Court is ideally placed for a number of transport links into Alsager and beyond, including the A34, A500 and M6. Several schools are also nearby, including Alsager School, Pikemere Primary School and Alsager Highfields Foundation Primary School. The wealth of amenities within Alsager itself are within close proximity, with Alsager train station also within easy reach.

A well-proportioned bungalow in a quiet cul-de-sac position, which must be viewed to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.

Entrance Porch

Double glazed windows to the front and side elevations. uPVC panelled entrance door with double glazed insets. Door into:-

Entrance Hall

Single panel radiator. Door into:-

Kitchen Breakfast Room

12'4" x 8'3" (3.772 x 2.538)

Range of wall, base and drawer units with roll top work surfaces over incorporating a single drainer sink unit with mixer tap. Modern wall mounted radiator. Integrated oven with gas hob and extractor canopy over.

Lounge

19'8" x 11'5" (5.998 x 3.500)

Double glazed bay window to the front elevation. Double panel radiator.

Inner Hall

Storage cupboard housing the wall mounted gas central heating boiler.

Bedroom One

11'4" x 11'3" (3.457 x 3.445)

Double panel radiator. Double glazed sliding patio doors into:-





Conservatory 10'0" x 7'8" (3.070 x 2.349)

Glazed windows all round. Sliding patio doors opening to the rear garden.

Bedroom Two

7'11" x 8'7" (2.417 x 2.631)

Single panel radiator. Double glazed window to the rear elevation.

Bathroom

5'5" x 6'7" (1.659 x 2.022)

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin and a panelled bath with shower over. Double glazed frosted window to the side elevation. Tiled walls. Inset spotlighting.

Garage/Car Port

32'5" x 9'4" (9.898 x 2.857)

Electric roller door to the front. Double glazed frosted window to the rear elevation. uPVC panelled door having double glazed frosted insets.

NB: Solar Panels

We have been advised by the seller of the property that this home benefits from solar panels which are owned by the property.

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.

Council Tax Band

The council tax band for this property is C.

NB: Copyright

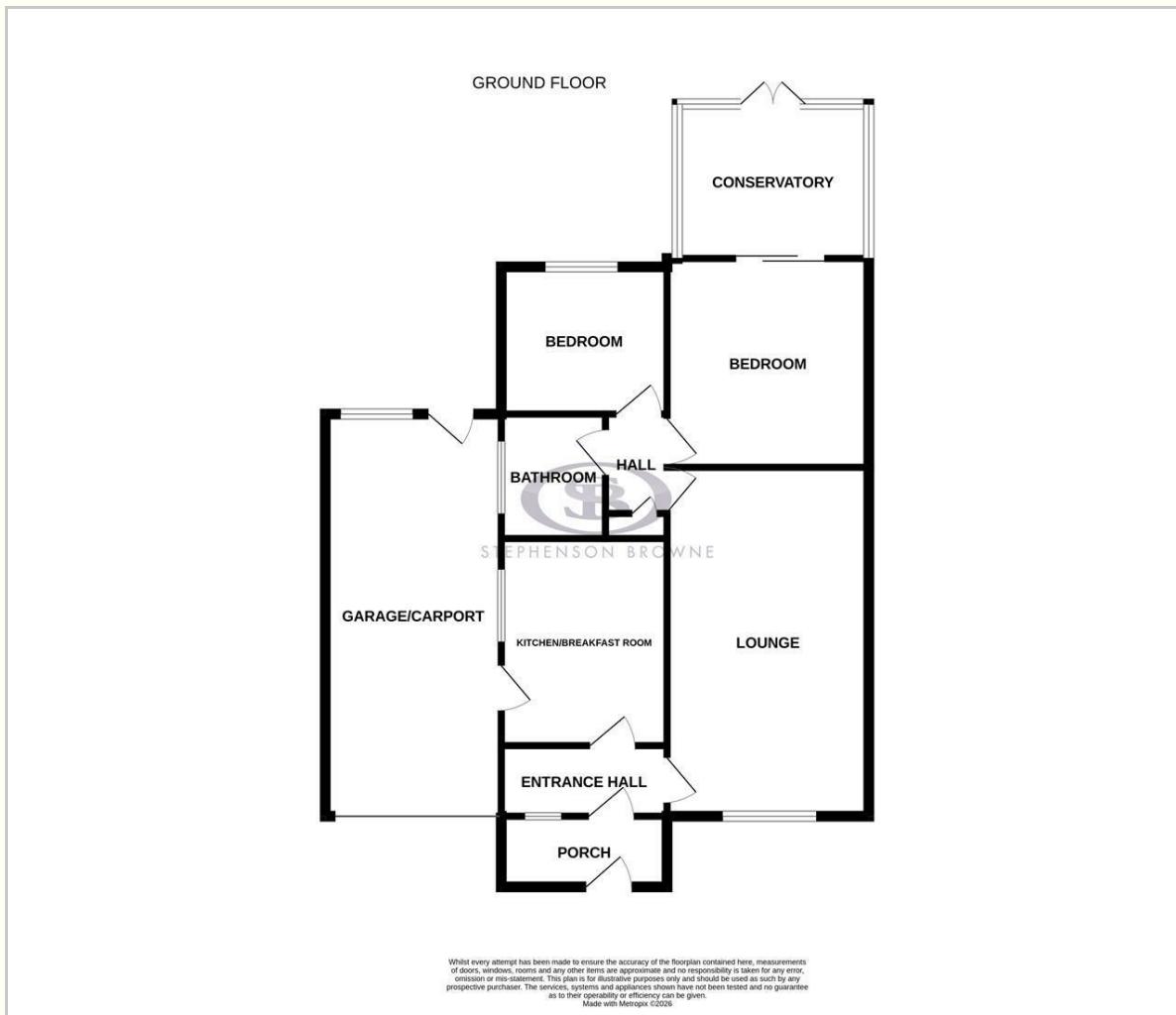
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Alsager AML Disclosure

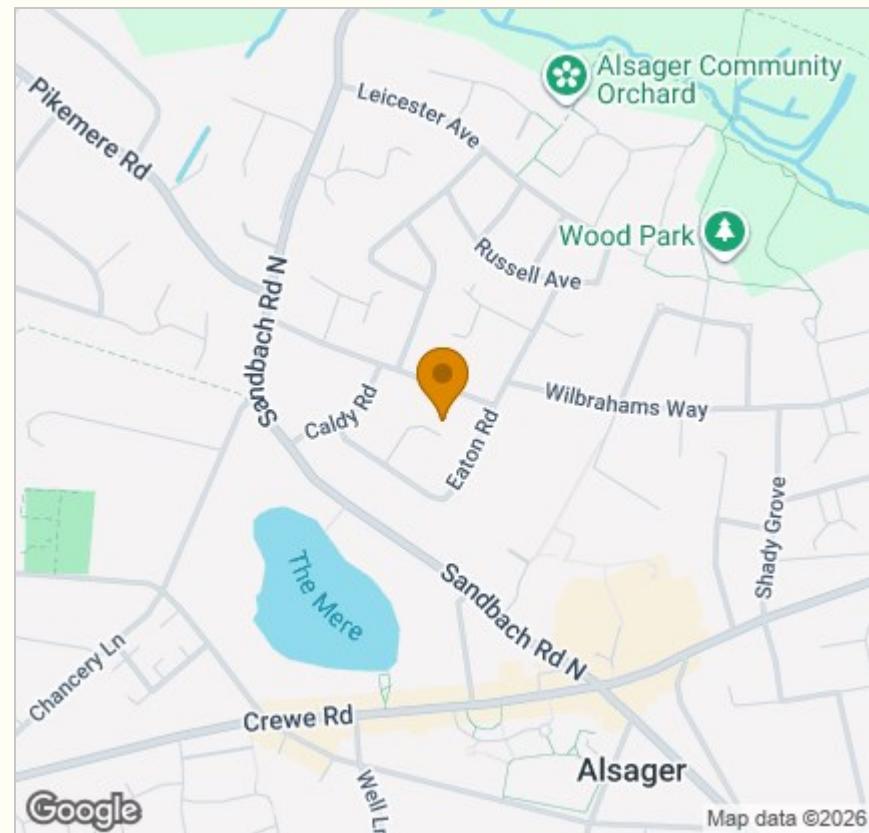
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



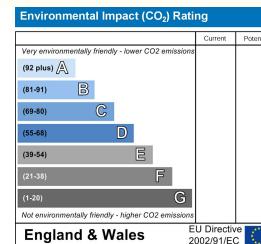
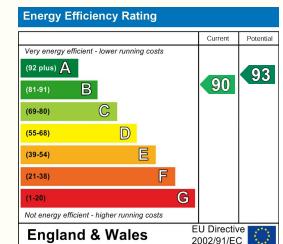
Floor Plan



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 item; (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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