



**23 William Howell Way**

ST7 2AJ

**£265,000**



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STEPHENSON BROWNE



**WELL PRESENTED THROUGHOUT - IDEAL FIRST TIME BUY** - A beautifully styled, turn-key three bedroom semi detached home located on William Howell Way. Situated on the highly desired Emberton Grange development, constructed by Barratt Homes, you are conveniently close to Alsager town and it's local amenities including the High School, Sports Hub and Leisure Centre all within walking distance. This wonderful property provides excellent accommodation for a range of buyers whether you are an upsizing family, investor or looking to take that first step onto the property ladder!

Upon entry, you welcomed into the entrance hall with access to the downstairs WC, stairs to the first floor, as well as the cosy yet spacious lounge. From the lounge, access to the kitchen/diner, a bright and airy room courtesy of the UPVC French doors opening to the garden. Comprising of a range of contemporary gloss units, you have all of the integral appliances you could need and plenty of space for a family dining table. The first floor is home to two generous double bedrooms, with the principal enjoying it's own en-suite shower room and fitted wardrobes, a well proportioned single bedroom and finally a family bathroom with three piece suite.

Externally, the property boasts a great position on the development in a cul-de-sac location with parking to suit two cars. To the rear is a well maintained, landscaped garden offering Indian stone paving and lawn, enjoying views over the sports hub playing fields to the rear.

To truly appreciate the size, internal condition and favourable position of William Howell Way, early viewings come highly recommended. Call Stephenson Browne today to arrange yours and avoid missing out!





### **Entrance Hall**

Composite entrance door having double glazed frosted inset. Single panel radiator. Stairs to the first floor. Door into:-

### **Downstairs WC**

3'1" x 5'3"

Two piece suite comprising a low level WC with push button flush and a pedestal wash hand basin with mixer tap. Single panel radiator.

### **Lounge**

16'0" x 11'10"

Double glazed windows to the front and side elevations. Double panelled radiators. TV aerial and telephone points.

### **Kitchen/Diner**

15'0" x 10'6"

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 dishwasher, washer dryer and fridge freezer. Double glazed window to the rear elevation. Double glazed French doors opening to the rear garden. Double panel radiator. Understairs storage cupboard.

### **First Floor Landing**

Doors to all rooms. Single panel radiator. Storage cupboard.

### **Principal Bedroom**

11'9" x 8'6"

Single panel radiator. Double glazed window to the front elevation. Built-in wardrobes with hanging rail and shelving. Door into:-

### **En-Suite**

8'6" x 4'5"

Double glazed frosted window to the side elevation. Single panel radiator. Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a shower cubicle with shower over.

### **Bedroom Two**

10'2" x 8'6"

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

### **Bedroom Three**

8'8" x 9'6"

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





### **Family Bathroom**

5'6" x 6'3"

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

### **Externally**

The property is approached by a tarmac driveway leading down the side of the property providing parking for two vehicles. Access gate to the rear. The rear garden is partially laid to lawn with a paved patio area providing ample space for garden furniture and outside entertaining. Fenced boundaries. Outside tap.

### **Council Tax Band**

The council tax band for this property is C.

### **NB: Tenure**

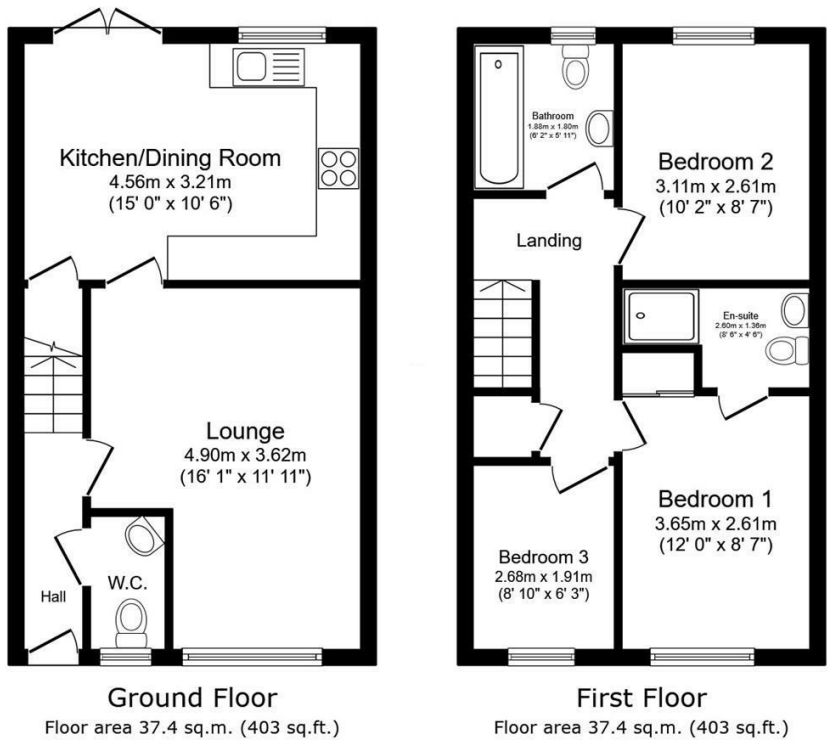
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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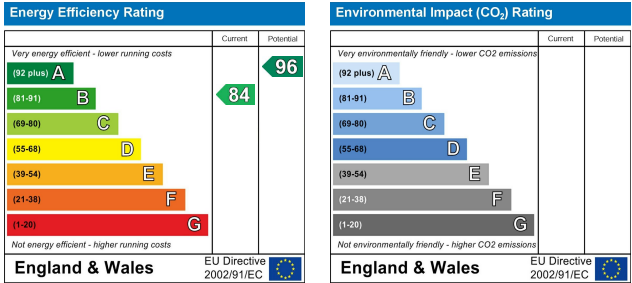


Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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