



## 6 Bladon Crescent

ST7 2BG

**£290,000**



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STEPHENSON BROWNE



A three bedroom link-detached family home with a south-facing garden and three reception rooms, offered for sale with no onward chain!

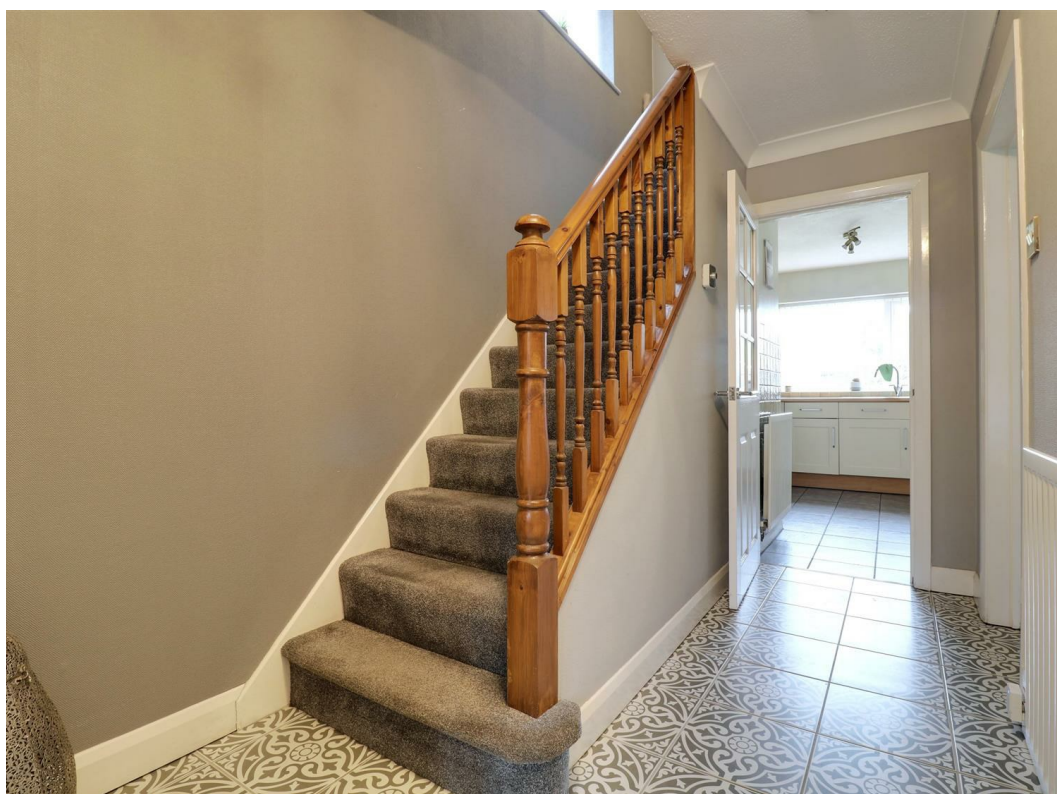
A fantastic opportunity to purchase a spacious three bedroom home close to Alsager town centre, which would make an ideal first time buy!

An entrance hallway leads to a downstairs W/C, a spacious lounge and the kitchen, with a separate dining room and a study which provides integral access into the garage. Upstairs, there are three well-proportioned bedrooms and a family bathroom, with a separate W/C.

Off-road parking is provided via a tarmacadam driveway and the integral garage, whilst the south-facing rear garden features patio and lawned areas. Full of colour and fully enclosed, this gorgeous garden creates an idyllic outdoor space to relax in the sun, and would be perfect for families with children and/or pets.

Bladon Crescent is a sought-after road close to the wealth of amenities within Alsager, as well as commuting links such as the A500 and M6. Several schools are nearby, including Alsager School, Pikemere County Primary School and Alsager Highfields Foundation Primary School.

An ideal family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.





### **Entrance Hall**

Composite front door, tiled flooring, ceiling light point, radiator.

### **Downstairs W/C**

Tiled flooring, UPVC double glazed window, ceiling light point, W/C, corner wash basin, tiled splashback.

### **Lounge**

13'1" x 11'2"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, feature fireplace, double doors leading into;

### **Dining Room**

10'10" x 9'7"

Laminate flooring, UPVC double glazed French doors leading to the rear garden, ceiling light point, radiator, sliding door into;

### **Kitchen**

10'9" x 7'10"

Tiled flooring, UPVC double glazed window, ceiling light point, radiator, pantry, stainless steel sink with drainer, tiled splashback, integrated double oven, gas hobs, dishwasher, wall and base units.

### **Study**

9'5" x 8'7"

A useful room currently used as a study but could suit a playroom or utility room - Laminate flooring, UPVC double glazed French doors leading to the rear garden, ceiling light point, radiator, integral access into the garage.

### **Landing**

Fitted carpet, UPVC double glazed window, ceiling light point, loft access.

### **Bedroom One**

13'5" x 10'7"

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

### **Bedroom Two**

10'10" x 10'6"

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

### **Bedroom Three**

9'0" x 7'4"

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





### **Bathroom**

7'2" x 5'5"

Laminate flooring, UPVC double glazed window, downlights, chrome towel radiator, wash basin with vanity unit, bath with overhead shower.

### **Separate W/C**

Laminate flooring, UPVC double glazed window, downlights, W/C.

### **Outside**

To the front of the property is a tarmacadam driveway with a lawn and border hedge, whilst the south-facing rear garden features patio and lawned areas with mature border shrubs. A real suntrap, the garden is full of colour and the perfect place to relax in the sun!

### **Garage**

16'11" x 9'6"

An integral single garage with double doors to the front, ceiling strip light, storage cupboard, Worcester combi boiler, space and plumbing for appliances.

### **Council Tax Band**

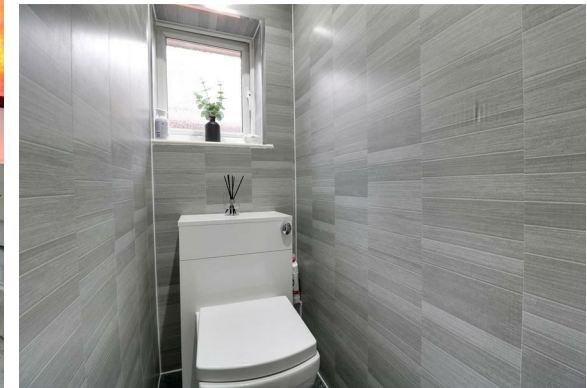
The council tax band for this property is D.

### **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.

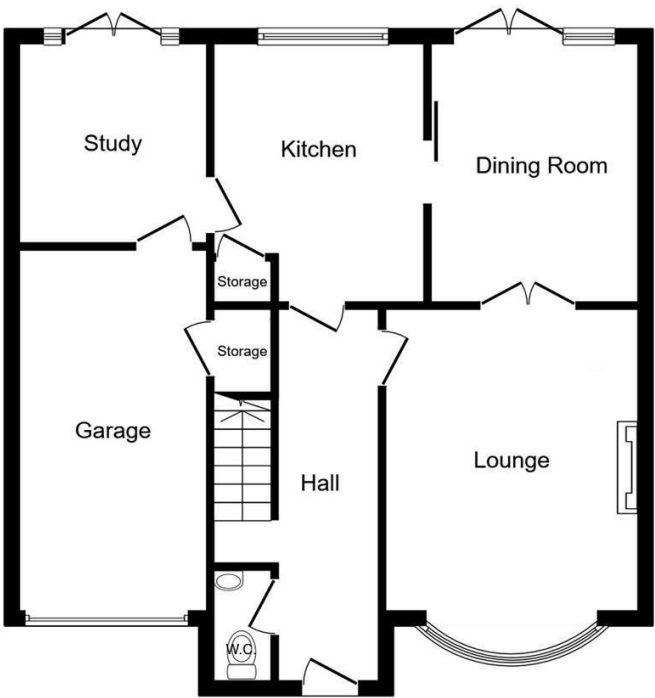
### **NB: Copyright**

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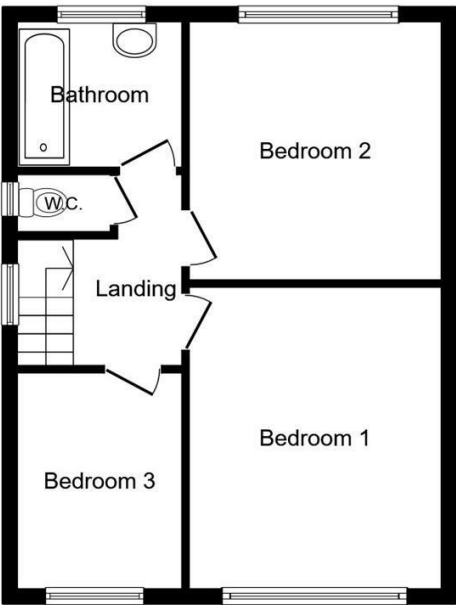




Floor Plan



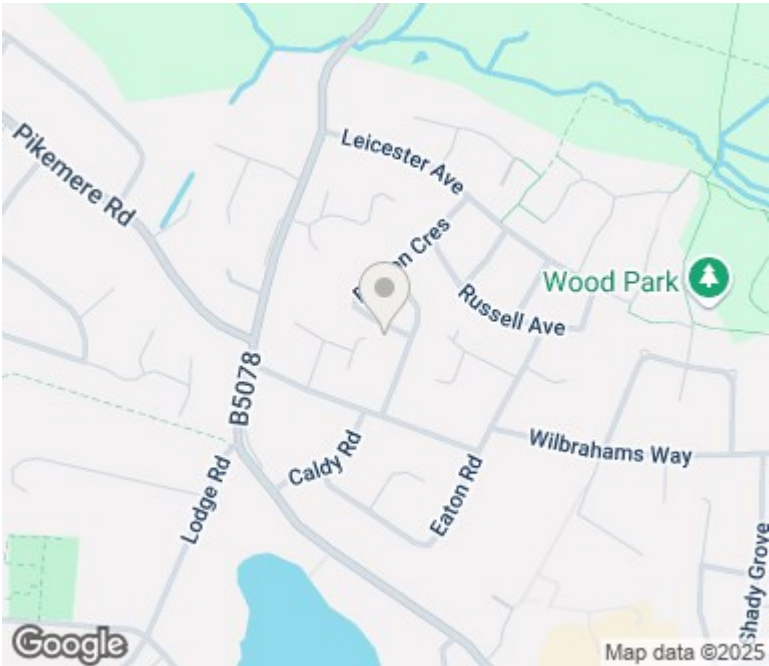
Ground Floor



First Floor

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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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