



**26 Brattswood Drive**

ST7 3EJ

**£200,000**



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STEPHENSON BROWNE



## NO ONWARD CHAIN - CUL-DE-SAC

**LOCATION** - A three bedroom semi-detached dormer bungalow with a modern refitted kitchen and a detached garage to the rear!

Offering versatile and flexible accommodation, the property comprises; an entrance hallway leading to the well-proportioned lounge/diner and a ground floor wet room, whilst the kitchen modern refitted kitchen is located to the rear with integrated appliances.. There is also a ground floor bedroom, which could suit a number of uses as an office, play room or separate dining room if desired. Upstairs there are two further double bedrooms.

Ample off-road parking is provided via a driveway to the front of the property and a detached garage with side door. The low-maintenance rear garden is mostly paved with border shrubs and lawned area, creating an ideal place to relax and enjoy the best of the summer weather.

Situated on Brattswood Drive in Church Lawton, the property is close to several canal and countryside walks, with commuting links such as the M6, A500 and A34 also within easy reach. The wealth of amenities within Alsager town centre are nearby, as well as Newcastle-under-Lyme and Kidsgrove.

A superb home which could be an ideal first time buy, or a property to downsize to! Please contact Stephenson Browne to arrange your viewing.





### **Entrance Hall**

uPVC panelled entrance door with double glazed frosted insets. Doors to all rooms. Stairs to the first floor. Single panel radiator.

### **Lounge**

15'1" x 10'9"

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

### **Kitchen**

8'3" x 10'9"

A range of wall, base and drawer units with work surfaces over incorporating a stainless steel sink unit with mixer tap. Integrated washing machine and fridge freezer. Integrated oven, induction hob and extractor canopy over. Single panel radiator. Double glazed window to the rear elevation. uPVC panelled door with double glazed inset opening to the rear garden.

### **Wet Room**

4'9" x 9'6"

Double glazed frosted window to the front elevation. Heated towel rail. Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and an electric wall mounted shower unit.

### **Bedroom One**

13'11" x 9'4"

Double glazed windows to the side and rear elevations. Single panel radiator. Wall mounted gas central heating boiler.

### **First Floor Landing**

Doors into both upstairs bedrooms. Storage cupboard having shelving.

### **Bedroom Two**

13'11" x 10'9"

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

### **Bedroom Three**

13'11" x 6'6"

Double glazed window to the side elevation. Single panel radiator. Eaves storage.

### **Externally**

The property is approached by a tarmac driveway providing ample off road parking for numerous vehicles. The front garden is mainly laid to the lawn having borders housing a variety of trees, shrubs and plants. Access gate to the rear garden which is mainly paved providing ample space for garden furniture. Partially laid to lean with borders gouging a variety of trees, shrubs and plants. Walled and fenced boundaries





**Garage**

17'10" x 8'9"

Double glazed frosted window to the front. Glazed window to the side. Wood panelled door to the side.

**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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	

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.

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