



**39 Woodshutts Street**

ST7 1LD

**Offers Over £90,000**



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STEPHENSON BROWNE



A DECEPTIVELY SPACIOUS PROPERTY WITH FANTASTIC POTENTIAL – IDEAL FOR FIRST-TIME BUYERS, INVESTORS, OR THOSE LOOKING FOR A PROJECT

Offered with no onward chain, this generous home presents an excellent opportunity to create a wonderful family residence. With spacious accommodation throughout, it is perfect for buyers seeking a property they can make their own.

The ground floor features a welcoming main hallway and a side hallway entrance that provides direct access to the dining room, enhancing the property's layout and practicality. Additional living space includes two well-sized reception rooms, a sun room overlooking the mature rear garden, a kitchen, and a ground-floor bathroom.

Upstairs, the property offers three well-proportioned bedrooms, ideal for a growing family.

Externally, the well-established rear garden is a real highlight, offering a peaceful outdoor space with mature shrubs, plants, a pond, shed, and patio area — perfect for relaxing or entertaining.

Situated in a popular and convenient location, the property is close to a wide range of local amenities including shops, schools, and excellent transport links.

Early viewing is highly recommended to appreciate the space and potential on offer.

### Living Room

12'5" x 11'1" (3.81m x 3.40m)

With double glazed window to the front elevation, fireplace, fitted carpets and radiator.







### **Dining Room**

11'10" x 11'10" (3.63m x 3.61m)

With double glazed window to the rear elevation, storage cupboard, fitted carpets and radiator.

### **Sun Room**

17'3" x 5'6" (5.26m x 1.70m)

With windows and door leading to the rear garden.

### **Kitchen**

7'6" x 7'3" (2.31m x 2.21m)

With double glazed window to the side elevation, fitted carpets, wall units, fireplace and space for appliances.



### **Bathroom**

7'6" x 7'3" (2.31m x 2.21m)

With double glazed window to the side elevation, panelled bath, wash hand basin and w.c.

### **Bedroom One**

12'0" x 11'10" (3.68m x 3.63m)

With double glazed window to the rear elevation, fitted carpets and radiator.

### **Bedroom Two**

12'4" x 11'1" (3.78m x 3.40m)

With double glazed window to the front elevation, fitted carpets and radiator.

### **Bedroom Three**

8'9" x 6'11" (2.67m x 2.11m)

With double glazed window to the rear elevation, fitted carpets and radiator.

### **Council Tax**

The Council Tax is band A

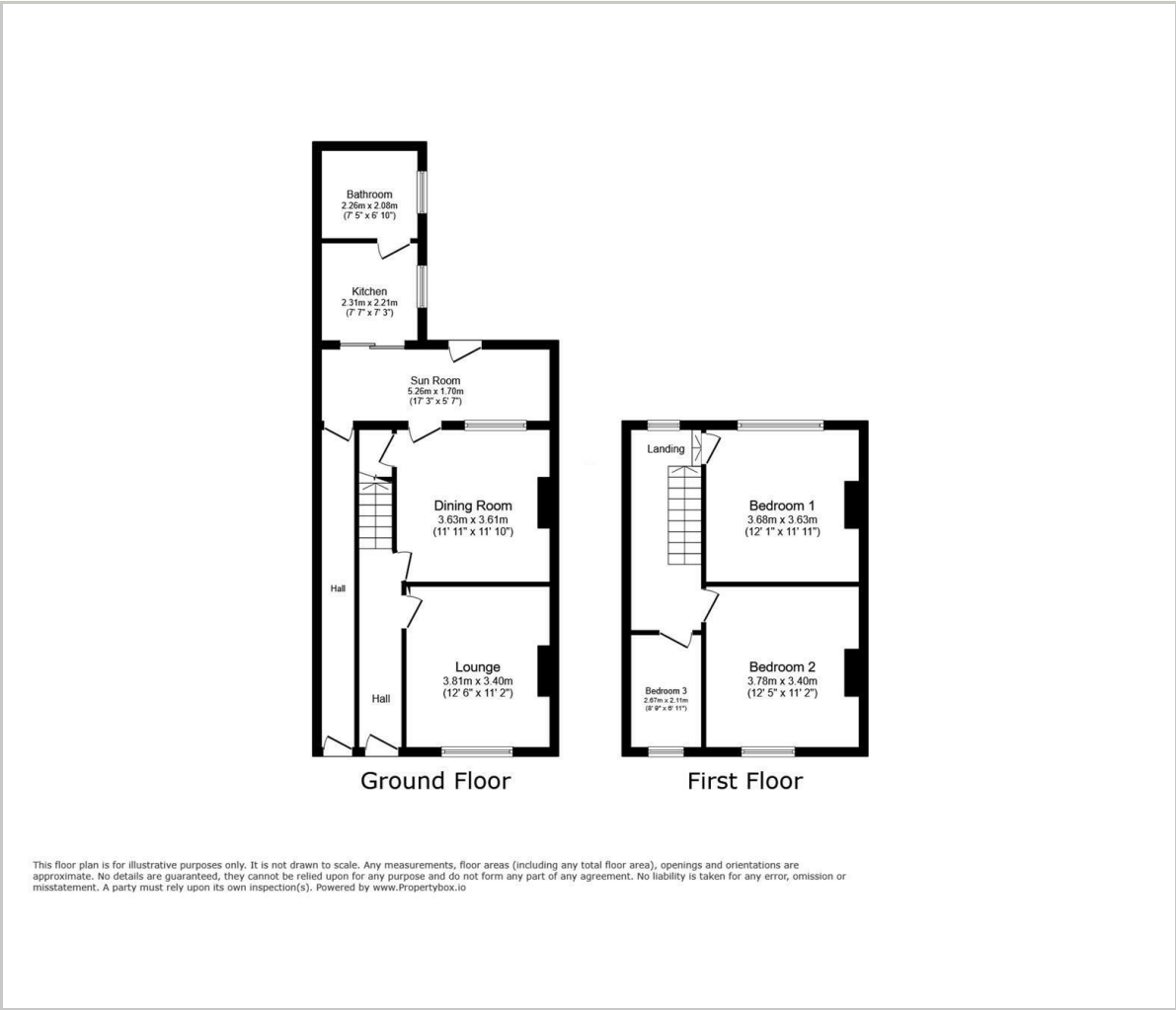
### **Tenure**

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.

### **Copyright**

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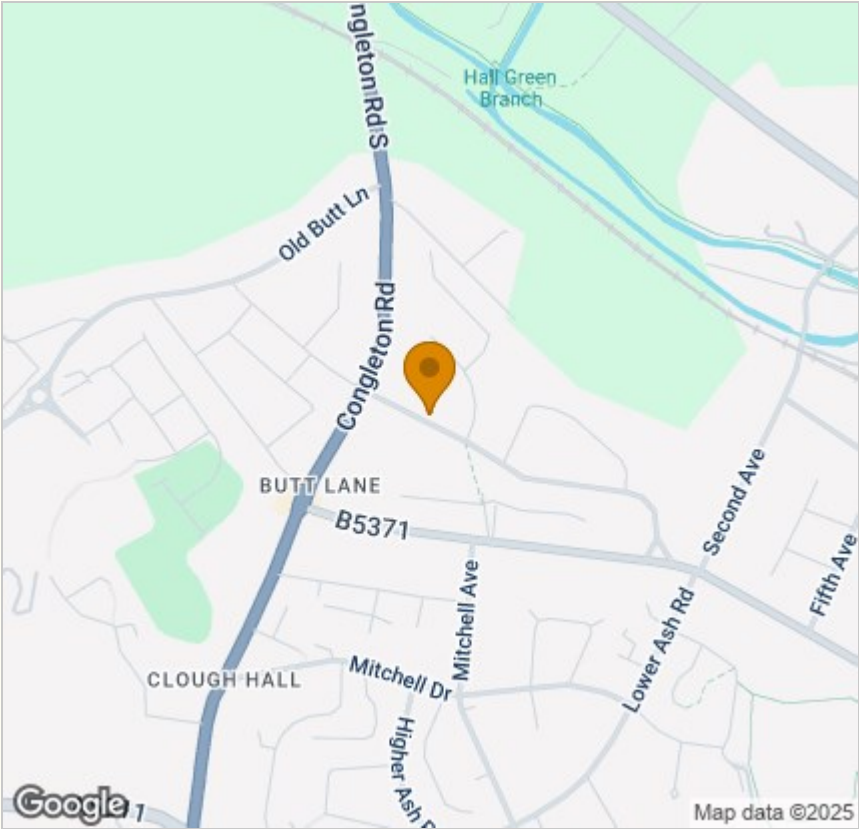
Floor Plan



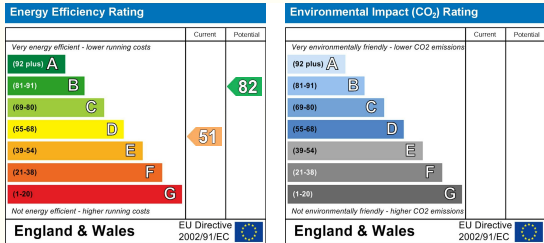
Viewing

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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