



1 The Plex

ST7 2NT

£290,000



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STEPHENSON BROWNE

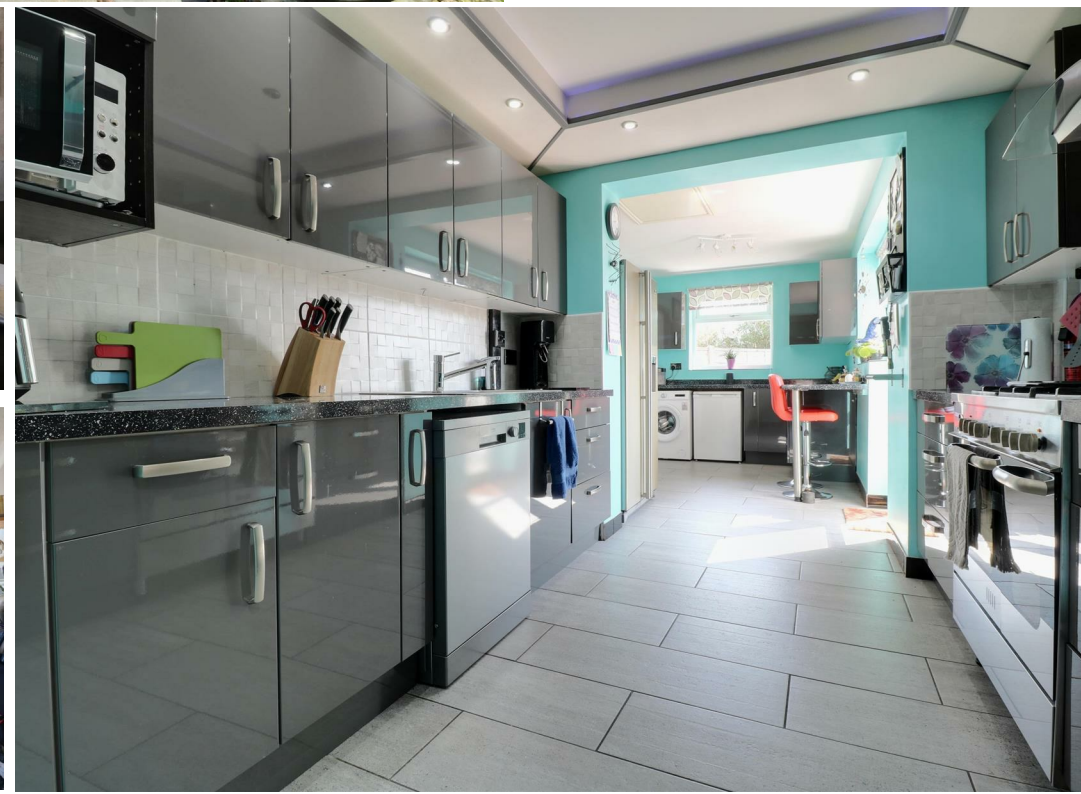
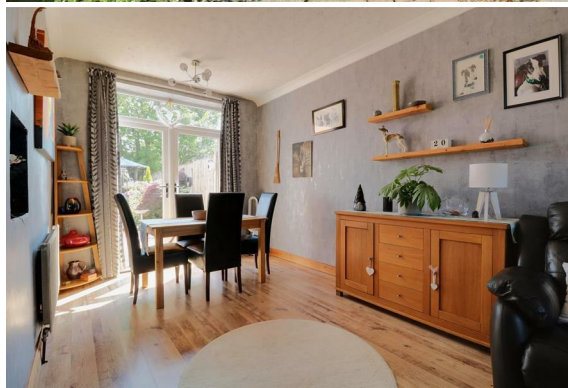
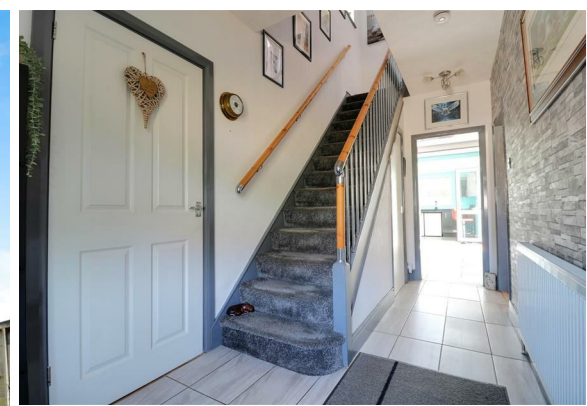
An incredibly rare opportunity to purchase a three bedroom end terraced property with an ADJOINING ONE BEDROOM SELF-CONTAINED ANNEXE, which features a lounge, kitchen, bedroom and en-suite shower room! Situated on a sizeable corner plot in a quiet cul-de-sac close to Alsager town centre, the property has ample off-road parking, including space and a power point for a caravan or motorhome!

This extended property features a total of four bedrooms, two kitchens, two bathrooms and two reception rooms, creating an ideal family home and perfect for those with teenagers or relatives requiring their own space, whilst remaining within comfortable reach! Benefiting from it's own side access, the annexe can remain as a separate entity, although an integral door leading through to the main hallway provides access into the original house itself if needed.

An entrance hall leads to the lounge/diner and kitchen, with a sizeable utility space and downstairs W/C, whilst upstairs there are three bedrooms and the family bathroom. The annexe comprises a reception room, kitchen, bedroom and en-suite shower room. Off-road parking is provided via a tarmacadam and graveled driveway, with gardens to the side and rear of the property featuring patio areas and a host of mature shrubs and plants, creating an idyllic spot to relax.

Situated in a quiet cul-de-sac position on The Plex, just off Wilbrahams Way, the property is perfectly placed for the wealth of amenities within Alsager, whilst several schools are nearby including Alsager Highfields Foundation Primary School and Alsager School, with Wood Park Playing Fields also nearby. Leisure facilities including Alsager Leisure Centre, Alsager Cricket Club and Alsager Town Football Club are also within easy reach.

An incredibly rare opportunity and fantastic value for money! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Composite front door, tiled flooring, two ceiling light points, radiator, under stairs storage cupboard.

Lounge/Diner

24'7" x 11'4"

Laminate flooring, UPVC double glazed bay window and French doors leading to the rear garden, two ceiling light points, two radiators, feature fireplace.

Kitchen

9'10" x 8'10"

Tiled flooring, downlights, tiled splashback, stainless steel sink with drainer, wall and base units, space for a Range-style cooker, opening into;

Utility Room

12'3" x 7'8"

Tiled flooring, two UPVC double glazed windows and rear door, ceiling light point, loft access, breakfast bar, space and plumbing for appliances, wall and base units, feature tall radiator.

Downstairs W/C

5'7" x 3'10"

Tiled flooring, UPVC double glazed window, ceiling light point, radiator, W/C, wash basin with vanity unit, tiled splashback.

Sitting Room (Annexe)

12'3" x 10'8"

Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator.

Kitchen (Annexe)

12'3" x 9'6"

Vinyl tile effect flooring, UPVC double glazed window and side door, ceiling light point, radiator, wall and base units, stainless steel sink with drainer, integrated induction hobs, oven, cooker hood, breakfast bar.

Bedroom Four (Annexe)

12'3" x 9'9"

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

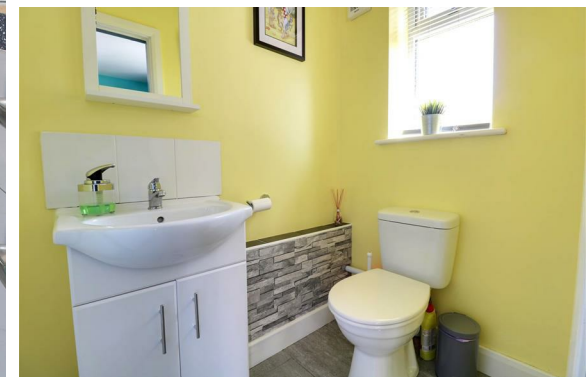
En-Suite Shower Room (Annexe)

8'0" x 5'6"

Vinyl tile effect flooring, UPVC double glazed window, downlights, chrome towel radiator, part tiled walls, W/C, wash basin with vanity unit, shower cubicle, extractor fan.

Landing

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



Bedroom One

14'3" x 9'5"

Minimum measurement to Fitted Wardrobes - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Two

10'0" x 8'3"

Minimum measurements to Fitted Wardrobes - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Three

9'2" x 6'4"

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

Bathroom

7'3" x 7'0"

Vinyl tile effect flooring, UPVC double glazed window, downlights, loft access, chrome towel radiator, airing cupboard, tiled walls, W/C, wash basin with vanity unit, bath with overhead shower, extractor fan.

Outside

Sitting on a sizeable corner plot, the property features a tarmacadam and graveled driveway (with space and powerpoint for a motorhome/caravan), mature shrubs and a patio area to the side of the property with further shrubs. The rear garden features patio areas with mature border shrubs.

Loft Space

A boarded loft space with power and lighting, with potential for conversion (subject to planning permission and building regulations).

Council Tax Band

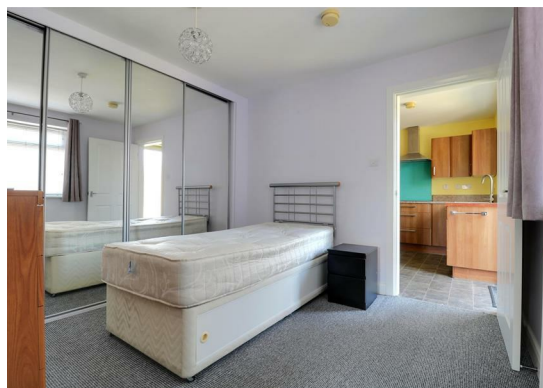
The council tax band for this property is B.

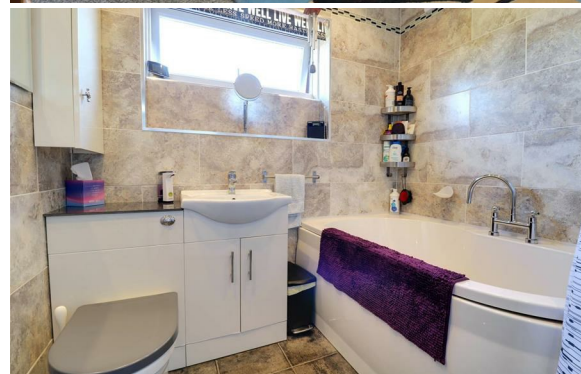
NB: Tenure

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

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.





Floor Plan

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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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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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