



42 Knowles View

ST7 1GH

Offers Over £165,000



2



1



1



B



STEPHENSON BROWNE

IDEAL FIRST TIME BUY WITH PRIVATE WEST FACING GARDEN - Situated on the ever popular 'Mitchell Gardens' development in Talke, Knowles View enjoys a pleasant and peaceful, end of cul-de-sac position on the fringe of the estate, bordering onto adjacent woodland. This delightful two bedroom mews-style home will be a fine acquisition for any discerning purchaser, especially professional couples and first time buyers alike! For anyone with little ones there's a small play area nearby to keep them entertained, but rest assured the quiet development is great for all ages.

Internally, the generous accommodation has a number of features worthy of mention, some of which include:- Energy efficient double glazing and gas central heating, a downstairs WC, a useful built-in double utility cupboard with space for white goods, a fitted breakfast kitchen complete with breakfast bar and integrated oven and hobs. The Lounge area also has a pleasant view over the rear garden and French doors. Upstairs, you will find two well-planned double bedrooms, with built-in wardrobes to the main bedroom. The family bathroom is in exceptional, 'as new' condition with its white sanitary suite and separate shower over the bath.

Externally, you will find two allocated off road parking spaces, with both spaces handily placed right outside your front door. The aforementioned rear garden really is a lovely feature of the home, being completely private and west facing, taking advantage of those wonderful summer evenings.

We are sure you are going to love this property, contact Stephenson Browne today to book your viewing on what could be your next home!

Entrance Hall

Composite front door, vinyl laminate effect flooring, ceiling light point, Utility cupboard with space and plumbing for appliances.

Downstairs W/C

4'10" x 4'0" (1.498 x 1.234)

Vinyl laminate effect flooring, UPVC double glazed window, ceiling light point, radiator, W/C, pedestal wash basin.

Open Plan Kitchen/Living Space

21'3" x 12'11" (6.492 x 3.959)

Maximum measurements - Kitchen Area - Vinyl laminate effect flooring, ceiling light point, stainless steel sink with drainer, integrated oven, hobs, wall and base units providing storage space.

Lounge - Fitted carpet, UPVC double glazed French doors leading to the rear garden, ceiling light point, radiator.

Landing

Fitted carpet, radiator, ceiling light point, loft access.

Bedroom One

13'0" x 9'10" (3.965 x 3.022)

Fitted carpet, UPVC double glazed window with views onto greenery at the rear, ceiling light point, radiator, fitted wardrobes.

Bedroom Two

12'11" x 8'6" (3.962 x 2.598)

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





Bathroom

6'7" x 6'0" (2.008 x 1.854)

Vinyl laminate effect flooring, ceiling light point, radiator, part tiled walls, W/C, pedestal wash basin, bath with overhead shower.

Outside

To the front of the property is a tarmacadam driveway, with two allocated side-by-side parking spaces directly in front of the property. The rear garden features a patio and lawn with rear gated access, providing an excellent degree of privacy.

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.

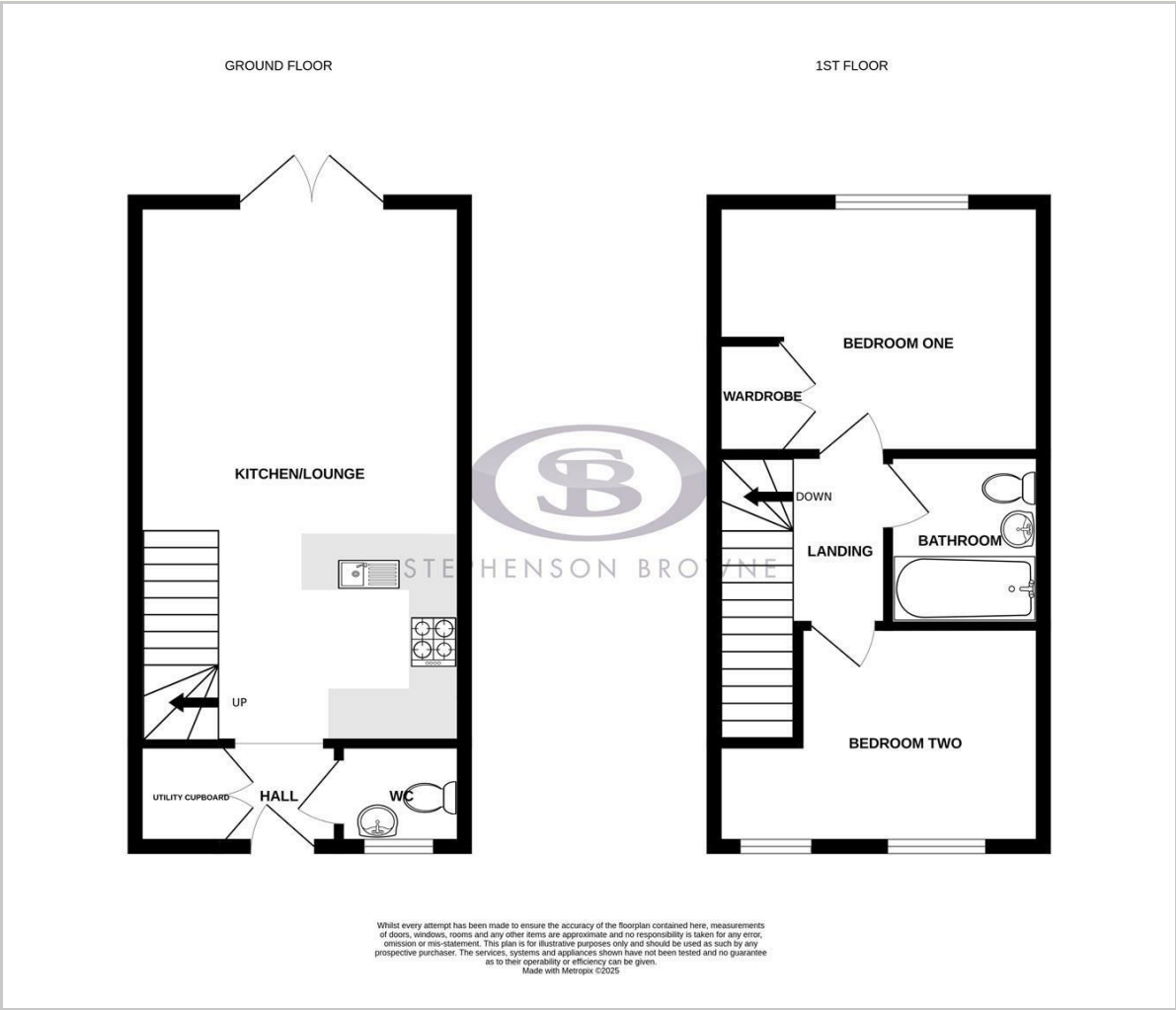
Alsager AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Estate Charge

Whilst we have been informed by our sellers that the property is freehold, please note, we have been made aware by the sellers that an estate charge is payable to cover maintenance for the new development. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

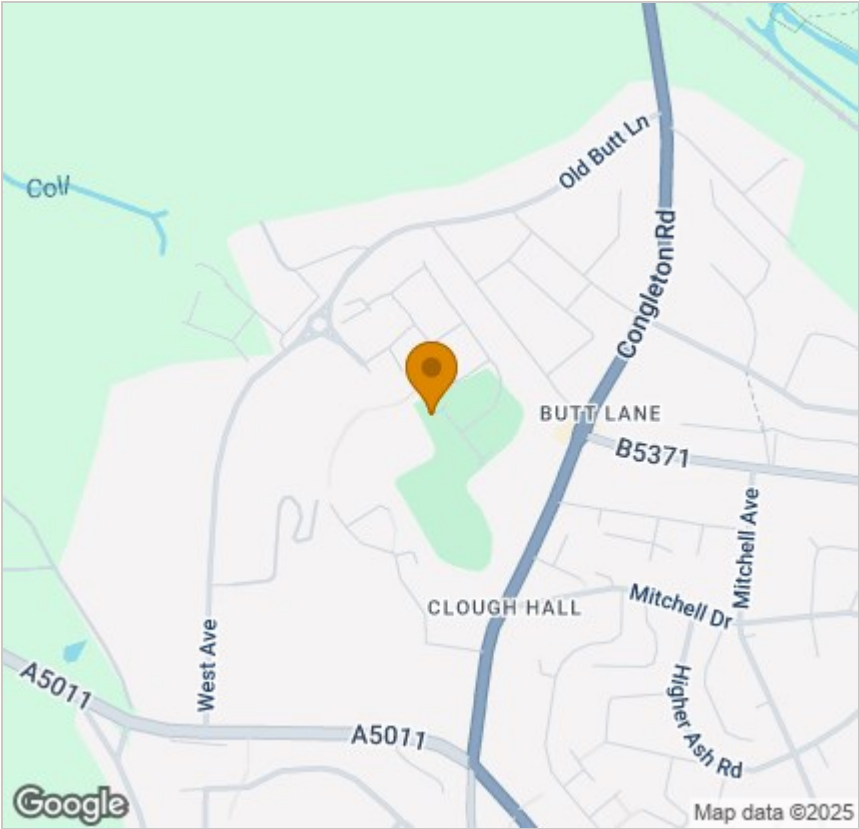
Floor Plan



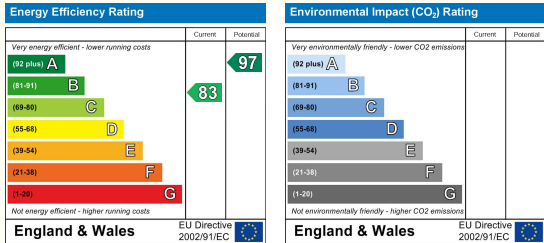
Viewing

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



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