



88 William Howell Way

ST7 2BF

Offers Over £205,000



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STEPHENSON BROWNE

A superb opportunity to purchase a modern two double bedroom end-terraced home in a cul-de-sac position within Alsager, offered for sale with no onward chain!

An ideal first time buy, this home would also potentially suit young families or those wishing to downsize to a more manageable property! An entrance hallway leads to the kitchen and a spacious lounge, with a downstairs W/C completing the ground floor. Upstairs there are two double bedrooms and a family bathroom.

Off-road parking for two vehicles is provided via a tarmacadam driveway to the front of the property, whilst the rear garden features patio and lawned areas and is fully enclosed, creating an excellent space to enjoy the best of the summer sun!

The property provides excellent links to commuting routes, including the A500 and M6 (Junction 16), with the wealth of amenities within Alsager itself only a short distance away. Several schools are nearby, including Pikemere County Primary School and Alsager School.

An ideal first home in a fantastic location which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

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

Downstairs W/C

5'0" x 2'9"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, W/C, pedestal corner wash basin.

Kitchen

10'0" x 5'9"

Laminate flooring, UPVC double glazed window, ceiling light point, stainless steel sink with drainer, integrated oven, hobs, cooker hood, space and plumbing for appliances, wall and base units.

Lounge

13'2" x 12'10"

Maximum measurements - Laminate flooring, UPVC double glazed French doors leading to the rear garden, ceiling light point, two radiators, storage cupboard.

Landing

Fitted carpet, ceiling light point.

Bedroom One

12'10" x 8'5"

Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator, loft access, storage cupboard.

Bedroom Two

12'9" x 8'3"

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

Bathroom

6'2" x 5'10"

Laminate flooring, part tiled walls, ceiling light point, extractor fan, towel radiator, W/C, pedestal wash basin, bath and overhead shower.

Outside

To the front of the property is a tarmacadam driveway with two side-by-side parking spaces, whilst the rear garden features patio and lawned areas and is fully enclosed.

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

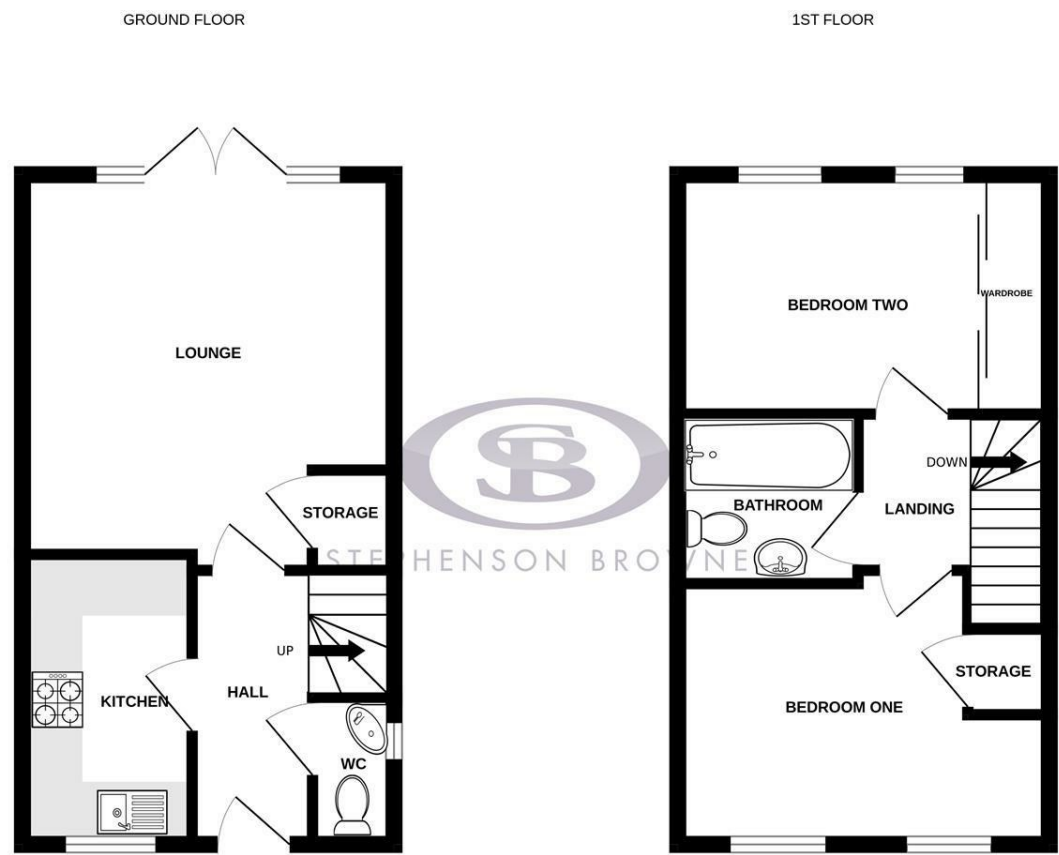
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Estate Charge

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.

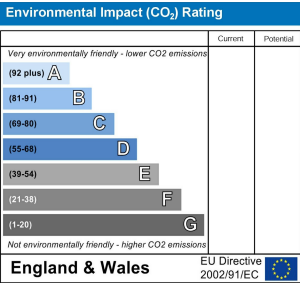
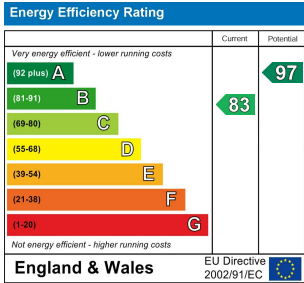


Floor Plan



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



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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