



47 Linley Road
ST7 2QF
£340,000



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STEPHENSON BROWNE

CLOSE TO ALSAGER CENTRE AND RAILWAY STATION - ONE OF JUST TWO NEW BUILD BUNGALOWS REMAINING - An executive, detached bungalow situated within the heart of Alsager, close to a range of exceptional schooling and a growing variety of amenities that the village has to offer. The property has recently been constructed by a local developer with high specification in mind, having underfloor heating throughout and a lounge with vaulted ceilings and window bringing plenty of light in at the front. Also, there are a number of data points throughout the home, ready and equipped for full fibre connectivity.

In brief the property comprises: Entrance hall giving access to the open lounge, with opening to the kitchen having a range of integrated appliances and door into the utility room, having plumbing for a washing machine. There are three double bedrooms with the principal having its own en-suite shower room and French doors opening to the rear garden. Completing the property, is a beautiful three piece bathroom suite having bath with shower over.

Externally, a driveway provides ample off road parking with the rear garden being lawned with a paved patio area perfect for outside dining and entertaining.

To truly appreciate the size, specification and favourable position, early viewings come highly recommended. Call Stephenson Browne today to arrange yours and avoid missing out!

*Please note, the internal images are of the same style of property. A choice of flooring is available with this property.



Entrance Hall

Composite entrance door having double glazed frosted insets. Doors to all rooms. Loft access point. Underfloor heating. Inset spotighting.

Lounge

16'11" x 14'8"

Double glazed windows to the front and side elevations. TV aerial and ethernet points. Inset spotighting.

Opening into:-

Kitchen

10'5" x 6'4"

Double glazed window to the side elevation. Range of wall, base and drawer units with work surfaces over incorporating a 1.5 bowl stainless steel single drainer sink unit with mixer tap. Integrated oven with induction hob and extractor canopy over. Integrated fridge freezer and dishwasher. Underfloor heating. Door into:-

Utility Room

5'8" x 6'5"

Double glazed window to the side elevation. Composite door opening to the side. Space and plumbing for a washing machine. Hot water cylinder. Space and plumbing for a washing machine. Underfloor heating.

Principal Bedroom

13'0" x 9'7"

TV aerial point. Inset spotighting. Double glazed French doors opening to the rear garden. Underfloor heating.

En-Suite

5'5" x 7'3"

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below and a walk-in shower with rainfall shower over. Tiled walls. Double glazed frosted window to the side elevation. Heated towel rail. Underfloor heating. Inset spotighting.

Bedroom Two

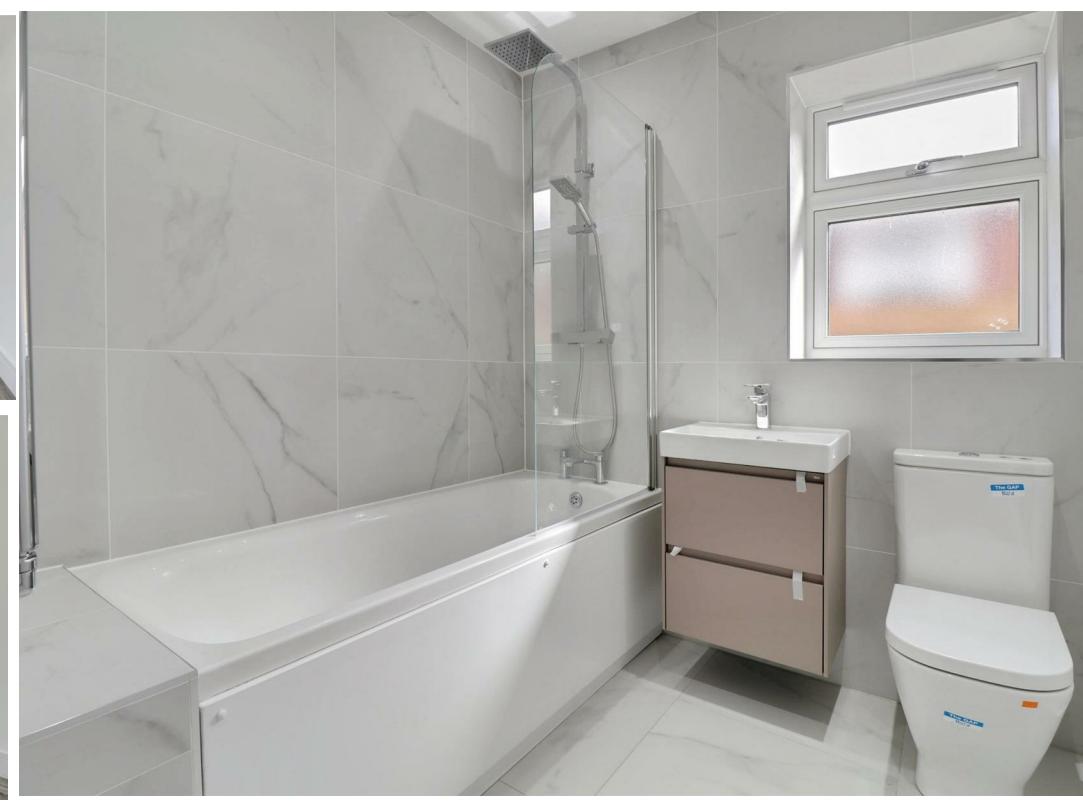
9'2" x 16'2"

TV aerial point. Inset spotighting. Double glazed window to the rear elevation. Underfloor heating.

Bedroom Three

7'10" x 10'2"

Double glazed window to the front elevation. Underfloor heating.



Family Bathroom

6'4" x 6'4"

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below and a panelled bath with mixer tap and rainfall shower over. Tiled walls. Double glazed frosted window to the side elevation. Heated towel rail. Underfloor heating. Inset spotlighting.

Externally

The property is approached by a tarmac driveway providing ample off road parking for numerous vehicles. Paved pathway leading down the side of the property to the front door and the access gate to the rear garden.

Outside light. The rear garden is mainly laid to lawn with a paved patio area providing ample space for garden furniture. Walled and fenced boundaries.

Council Tax Band

The council tax band for this property is D.

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



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(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	

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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