



24 Bluebell Way

ST7 2GG

Fixed Asking Price £157,500



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STEPHENSON BROWNE



DISCOUNTED FOR SALE SCHEME, T&Cs and Application Process Applies* - Stephenson Browne are delighted to offer you a rare chance to purchase this immaculate TWO BEDROOM mid-terraced home at an amazing 25% discount of the property value (full market value is £210,000). Under the Cheshire East, 'discounted for sale scheme', Bluebell Way is wonderfully modern home within a convenient and favourable residential area close to Alsager town and it's many amenities.

*First time buyers who live or work locally and can show lack of affordability for the open market value of the home, but can afford the home with the discount. The home has to be the permanent sole residence of the buyer and the home cannot be rented out.

In brief, the property comprises of a well planned layout, consisting of a hallway with access to the WC, generous lounge and the kitchen. Upstairs is home to two impressive double bedrooms, as well as a family bathroom with three piece suite.

Off-road parking is provided for two vehicles via a tarmacadam driveway to the front of the property, whilst the rear garden features patio and artificial lawned areas, with raised timber beds and a useful storage shed. Fully enclosed, this garden is the perfect outdoor space for families with children and/or pets!

Bluebell Way is a popular cul-de-sac on the 'Poppyfields' estate, close to the wealth of amenities within Alsager itself. Several schools are nearby, including Alsager School and Cranberry Academy, whilst leisure facilities such as Alsager Leisure Centre and Alsager Sports Hub are also within easy reach.

Properties on this scheme are like gold dust, to avoid missing out, call Stephenson Browne to book your viewing!!

Entrance Hall

Composite front door, tiled flooring, ceiling light point, radiator, storage cupboard.

Downstairs W/C

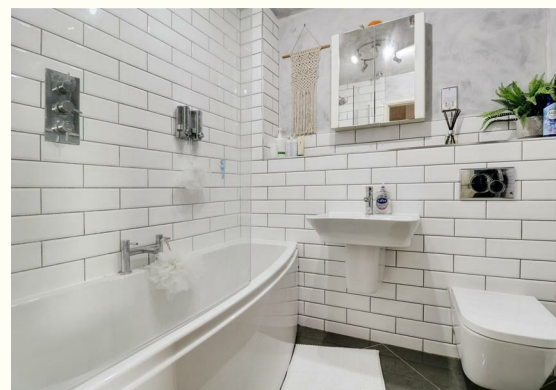
UPVC double glazed window, W/C, wash basin, ceiling light point, radiator.

Kitchen

9'1" x 6'9" (2.788 x 2.069)

Tiled flooring, UPVC double glazed window, ceiling light point, stainless steel sink with drainer, tiled splashback, integrated oven and hob, space and plumbing for appliances.





Lounge/Diner

13'7" x 13'5" (4.162 x 4.105)

Laminate flooring, UPVC double glazed window and French doors leading to the rear garden, ceiling light point, gas fire.

Landing

Fitted carpet, ceiling light point, loft access.

Bedroom One

13'7" x 7'9" (4.162 x 2.374)

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

Bedroom Two

13'8" x 8'2" (4.170 x 2.494)

Maximum measurements (L-Shaped Room) - Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator.

Bathroom

6'4" x 6'4" (1.931 x 1.931)

Tiled flooring, part tiled walls, ceiling light point, extractor fan, W/C, wash basin, bath with overhead shower.

Outside

To the front of the property are two allocated parking spaces on a tarmacadam drive, with a gravelled frontage featuring mature shrubs, whilst the rear garden features a patio and artificial lawn, with raised timber beds.

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

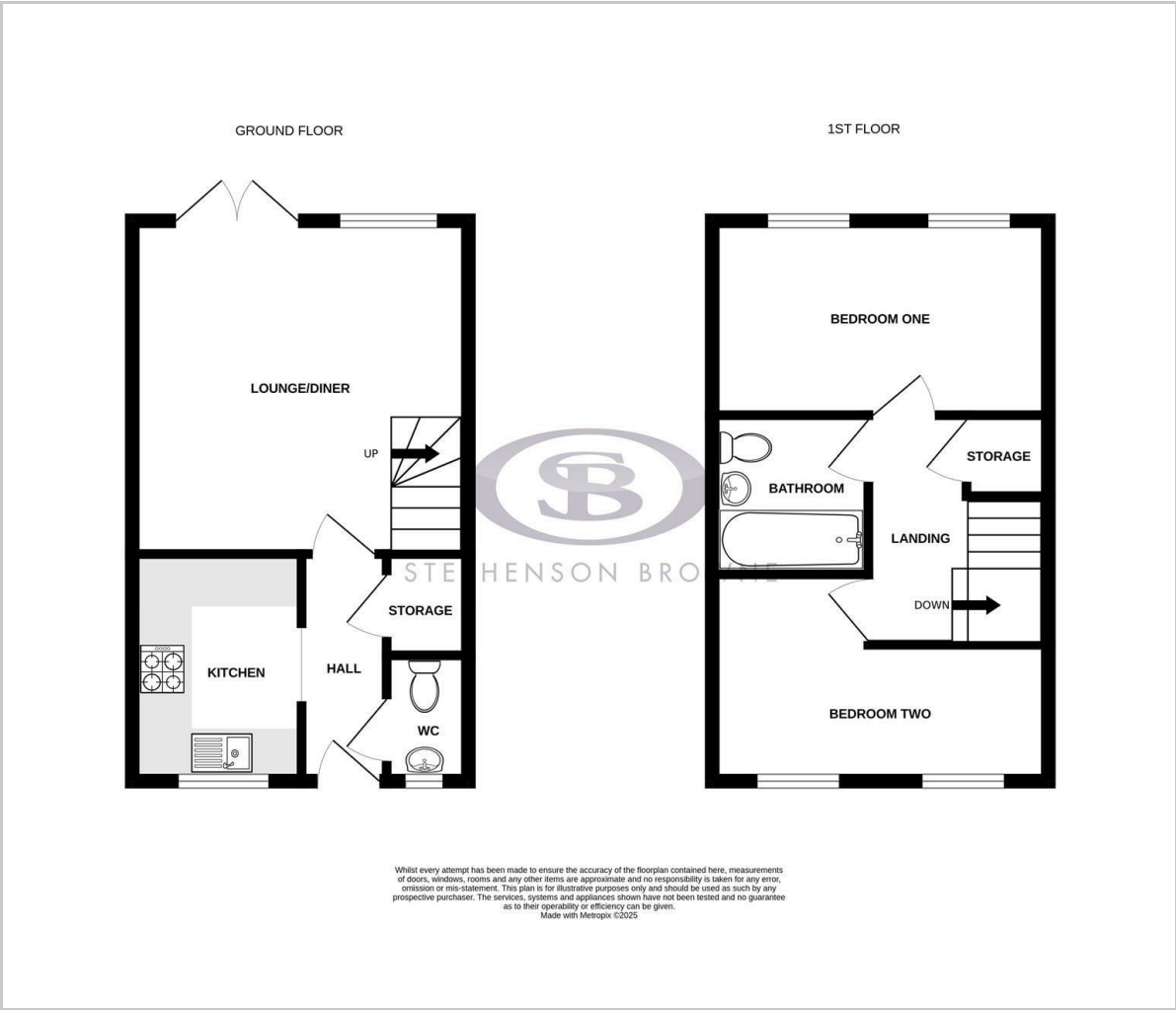
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Alsager AML Disclosure

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.



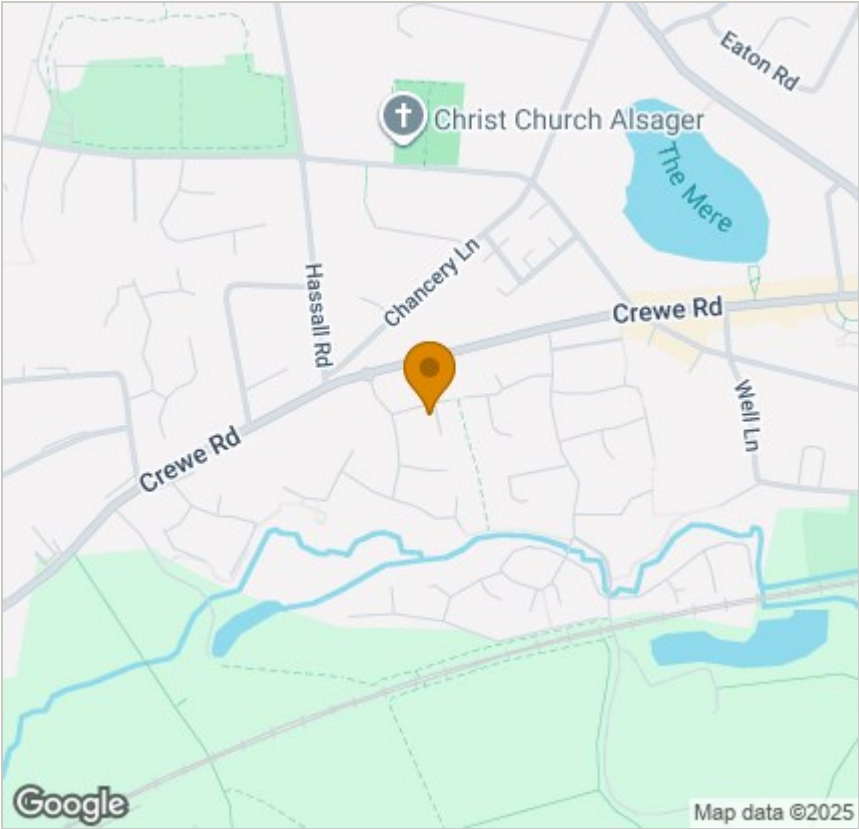
Floor Plan



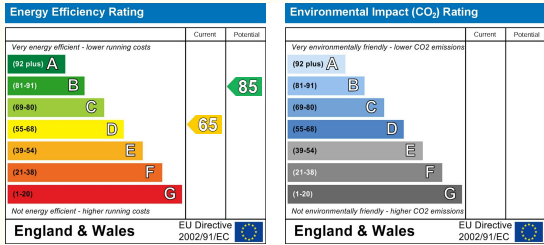
Viewing

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

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