



4 Reginald Lindop Drive
ST7 2GW
£230,000



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A modern three-bedroom end-mews home which is ideal for first time buyers, offered for sale with no onward chain!

A well-presented family home (which is also available for sale at the 70% shared ownership price of £161,000), creating an ideal opportunity to purchase a modern home in a popular location!

An entrance hallway leads to the downstairs W/C and the lounge, with a kitchen/diner to the rear benefiting from French doors to the rear garden and a useful utility cupboard. To the first floor are three bedrooms and the family bathroom.

The rear garden has been beautifully landscaped to include an artificial lawn, patio area, gravelled border and raised timber beds, with a side gate accessing a communal parking area with two allocated side-by-side parking spaces for the property.

Situated on Reginald Lindop Drive, the property is ideally placed for the wealth of amenities within Alsager itself, with commuting links such as the M6, A500 and A34 also within easy reach. Schools such as Alsager School and Cranberry Academy are nearby, whilst leisure facilities such as Alsager Leisure Centre and Alsager Sports Hub are in close proximity.

A superb family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

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

Downstairs W/C

4'11" x 3'9"

Tiled flooring, ceiling light point, extractor fan, radiator, W/C, pedestal wash basin.

Lounge

14'7" x 11'3"

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

Kitchen/Diner

15'8" x 10'4"

Maximum measurements (L-Shaped Room) - Vinyl laminate effect flooring, UPVC double glazed window and French doors leading to the rear garden, two ceiling light points, radiator, one and a half bowl stainless steel sink with drainer, integrated oven, hobs and cooker hood, utility cupboard with space and plumbing for appliances.

Landing

Fitted carpet, ceiling light point.

Bedroom One

15'8" x 8'0"

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

Bedroom Two

12'9" x 8'2"

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

Bedroom Three

9'8" x 7'1"

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

Bathroom

8'6" x 6'6"

Maximum measurements - Tiled flooring, UPVC double glazed window, ceiling light point, extractor fan, part tiled walls, chrome towel radiator, W/C, wash basin with vanity unit, bath with overhead shower.

Outside

The fully landscaped rear garden features an artificial lawn, a patio with gravelled borders and raised timber beds, with a side gate to a communal parking area with two side-by-side allocated parking spaces.

Council Tax Band

The council tax band for this property is B.



NB: Tenure

We have been advised that the property tenure is LEASEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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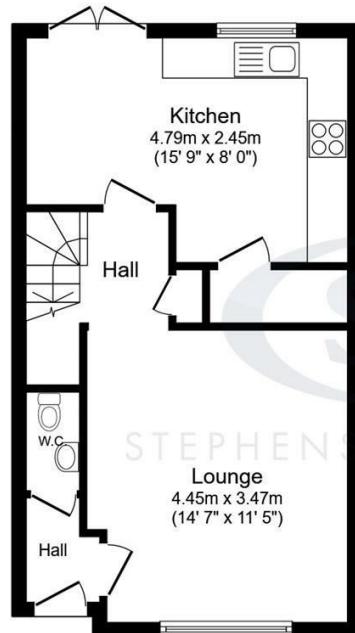
Alsager AML Disclosure

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.

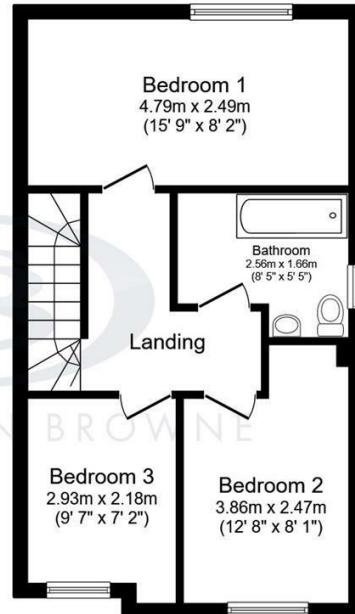


Floor Plan

4 Reginald Lindop Drive, Alsager, ST7 2GW



Ground Floor
Floor area 41.4 sq.m. (445 sq.ft.)



First Floor
Floor area 41.2 sq.m. (444 sq.ft.)

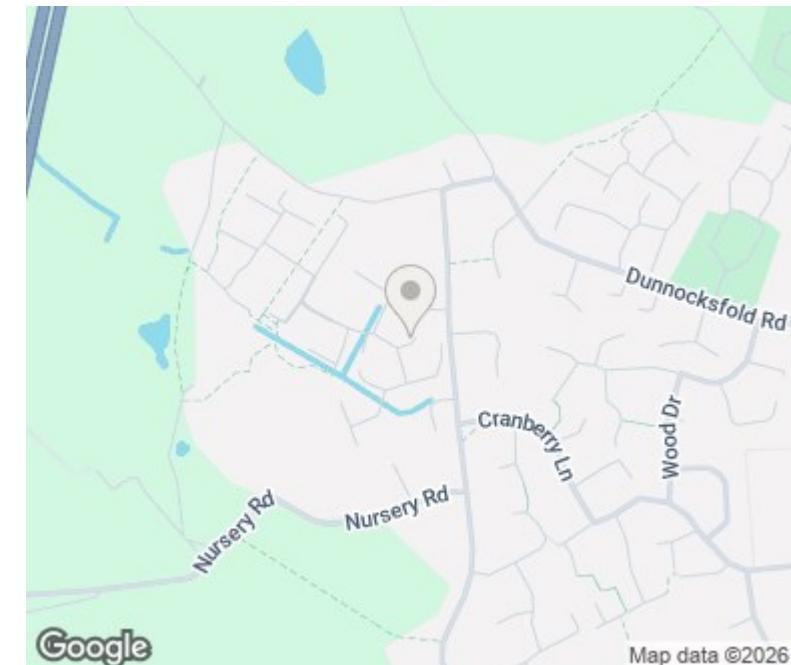
Total floor area: 82.6 sq.m. (889 sq.ft.)

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



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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(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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