



**4 Reginald Lindop Drive**

ST7 2GW

**£230,000**



3



1



1



B



STEPHENSON BROWNE



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"

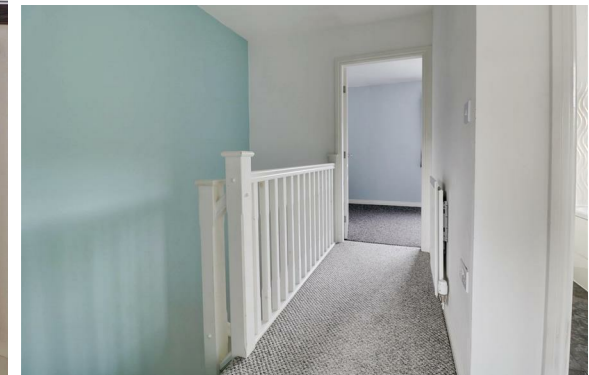
Maximum measurements - Tiled flooring, UPVC double glazed window, ceiling light point, extractor fan, part tiled walls, chrome towel radiator, W/C, wash basin with vanity unit, bath with overhead shower.

### **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**

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

**Alsager AML Disclosure**

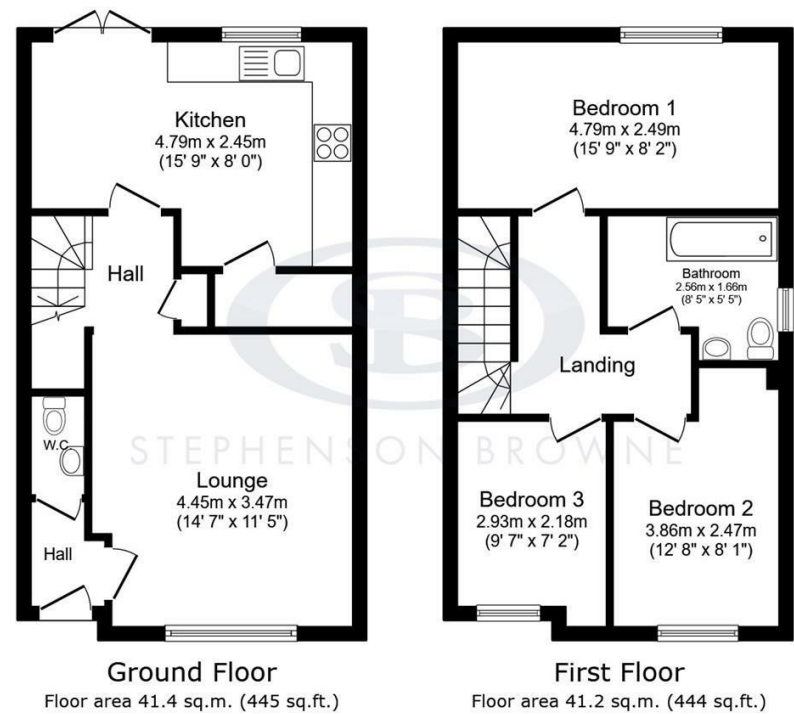
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.





Floor Plan

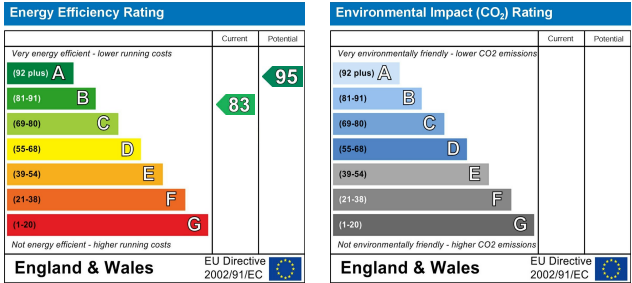
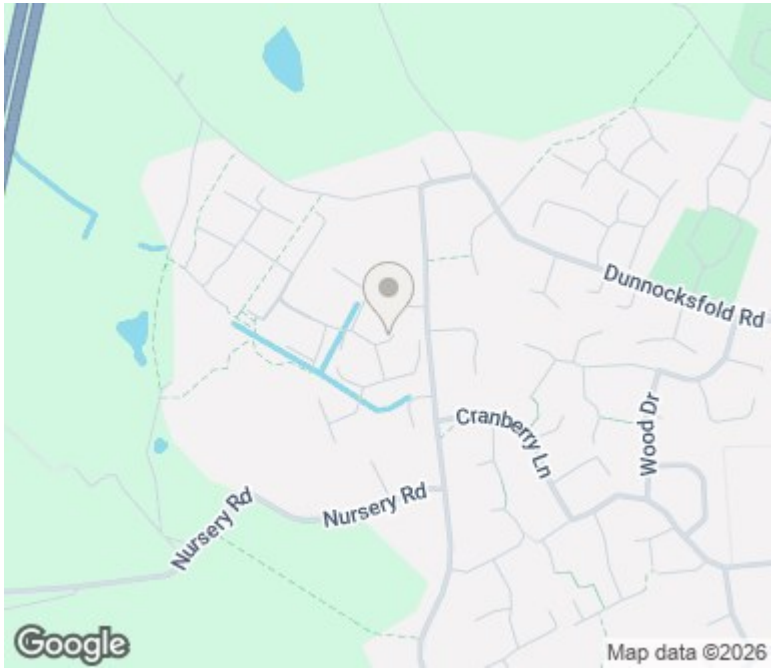
4 Reginald Lindop Drive, Alsager, ST7 2GW



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](http://www.Propertybox.io)

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.

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

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW  
T: 01270 883130 E: [alsager@stephensonbrowne.co.uk](mailto:alsager@stephensonbrowne.co.uk) W: [www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)