



## 22 John Cliff Way, Alsager, ST7 2ZU

### Offers Over £250,000

To fully enjoy this immaculately presented and beautiful home, take a few moments to watch our guided video tour, you will not be disappointed!

A credit to the current owner, this semi detached family sized property boasts beautiful presentation throughout! Located in a very exclusive and recently constructed residential development, the home enjoys exceptionally well proportioned accommodation across both floors and the lifestyle on offer can be enjoyed from the moment you turn the key which is a rare find in itself nowadays. The ground floor enjoys a gorgeous living kitchen that flows into a beautiful garden so you can entertain here all year round. The lounge is certainly large enough for the family and offers the perfect retreat when the living kitchen is closed for the evening! The ground floor even enjoys a handy guest WC! Up on the first floor and all three bedrooms are of a great size boasting immaculate presentation. Both bathrooms are luxurious and wouldn't look out of place in a five star hotel!

Outside the home to the front is a most attractive tarmac driveway whilst to the rear lies a wonderful garden with lawn and patios!

Locally, the quaint town of Alsager is within easy reach and brilliant commuter links are nearby. Very well regarded schools are within catchment and plenty of great amenities, pubs, cafes and restaurants, as well as many leisure facilities really complement the perfect lifestyle this home offers. We are sure a wide range of buyers will have their interest piqued.

Read on to find out more, view our video, photos and floor plans, then call the Cheshire property experts here at Chris Hamriding Estate Agents to book that all important viewing! NO ONWARD CHAIN!!!

**Hall**

**WC**

**Lounge 16'0 x 10'11 (4.88m x 3.33m)**

**Kitchen diner 18'6 x 11'7 (5.64m x 3.53m)**

**Utility**

**Stairs and landing**

**Bedroom one 12'8 x 10'11 (3.86m x 3.33m)**

**Ensuite**

**Bedroom two 10'11 x 8'5 (3.33m x 2.57m)**

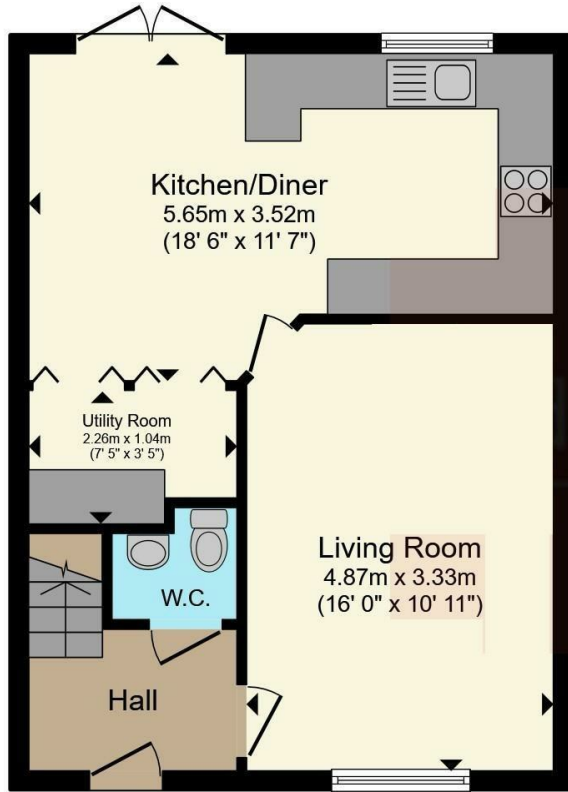
**Bedroom three 8'4 x 7'5 (2.54m x 2.26m)**

**Bathroom 6'9 x 6'8 (2.06m x 2.03m)**

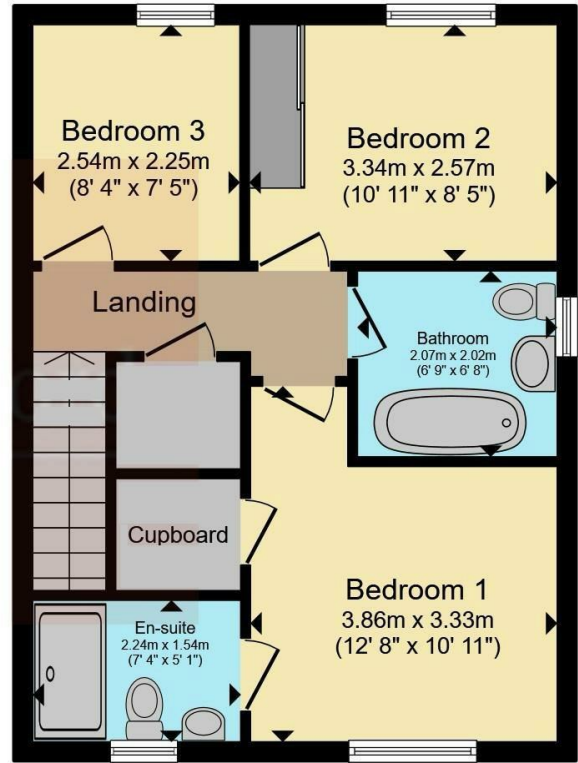
**Driveway**

**Rear gardens**

## Floor Plan



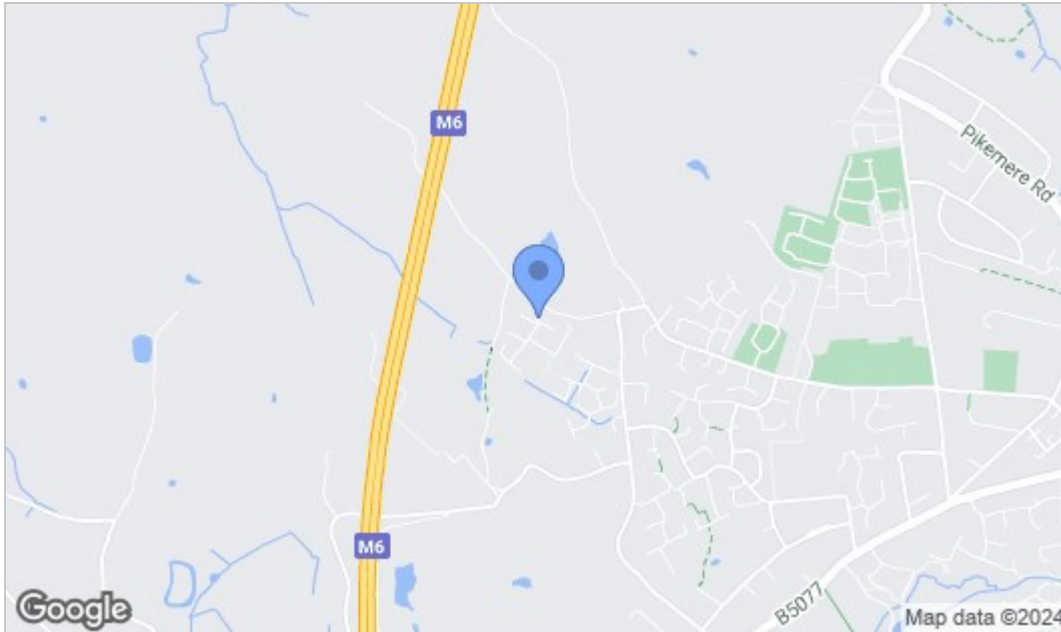
**Ground Floor**



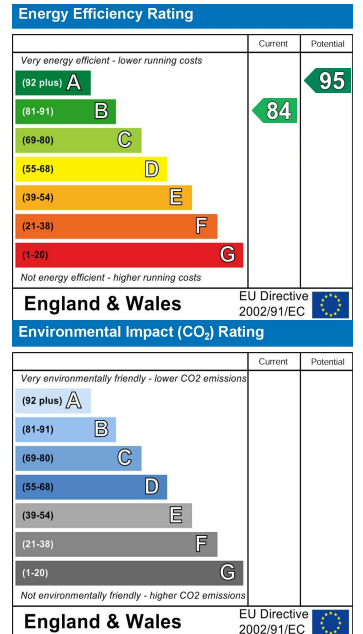
**First Floor**

Total floor area 88.5 sq.m. (953 sq.ft.) approx

## Area Map



## Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), 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 statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.