

chris hamriding

lettings & estate agents



27 Cody Place, Stoke-On-Trent, ST7 2EX

£214,950

Take a moment to view our guided tour of this beautifully presented home, situated in the heart of Alsager!

Constructed by Barratt Homes to their 'Kenley' design on the exclusive 'Emberton Grange' development, this two double bedroom home is a true credit to the current owner! Offering a turn-key proposition for one very lucky buyer! If you're in the market for your first home or even looking to downsize, this stunning home enjoys a pleasant position on this modern development with easy reach of highly regarded schooling and a wealth of amenities that Alsager has to offer.

Accompanying the home are a number of features to note, some of which include:- energy efficient double glazing & gas central heating, LVT flooring throughout the entire ground floor, a pleasant lounge with feature staircase, an open-plan dining/kitchen at the rear of the home complete with a contemporary high-gloss fitted kitchen with contrasting preparation surfaces, a wealth of storage and integrated appliances plus French glazing to the rear garden. In addition there is a handy downstairs cloakroom with feature décor & white sanitary suite.

Upstairs, this gorgeous home continues to impress with two fantastic light & bright bedrooms, with both rooms having built-in robes with mirrored sliding doors and bedroom two with LVT flooring. Currently repurposed as a dressing room it would make a capable second double room or fantastic home office space!

Accommodation

Entrance Porch 3'5" x 3'21'6" (1.05 x 1.098)

Lounge 13'0" x 11'8" (3.97 x 3.58)

Kitchen/Diner 12'10" x 11'10" (3.93 x 3.61)

Cloakroom/WC 6'3" x 3'5" (1.91 x 1.05)

First Floor Landing 6'3" x 6'0" (1.92 x 1.85)

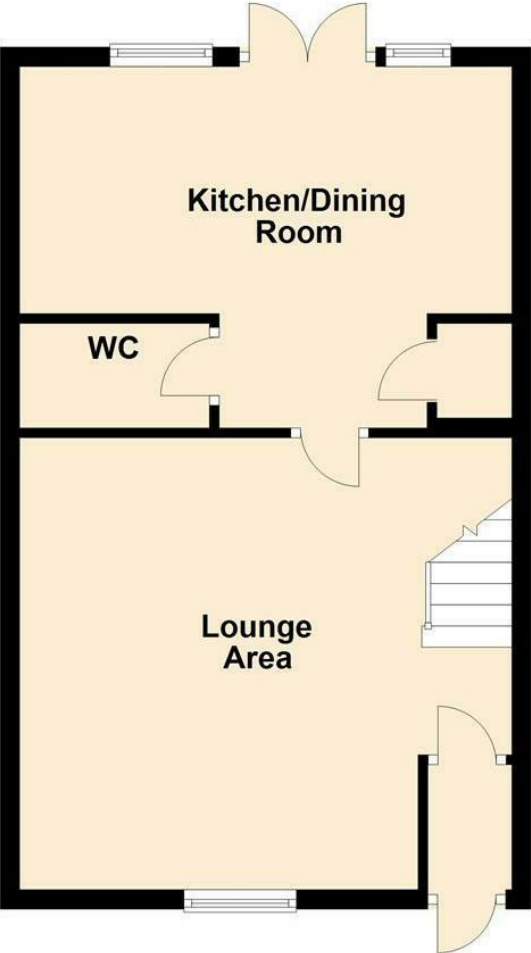
Bedroom One 11'2" x 12'2" (3.41 x 3.71)

Bedroom Two 13'0" x 7'7" (3.98 x 2.32)

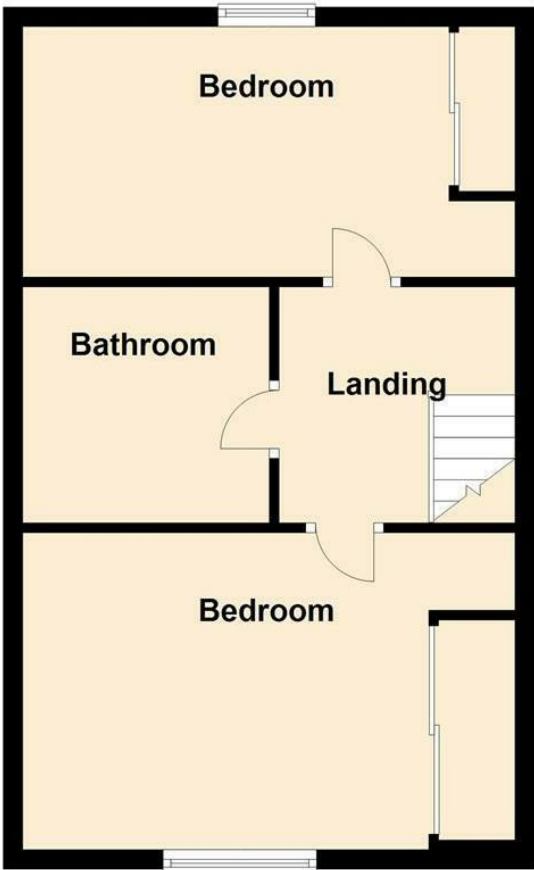
Bathroom 6'4" x 6'1" (1.94 x 1.86)

Floor Plan

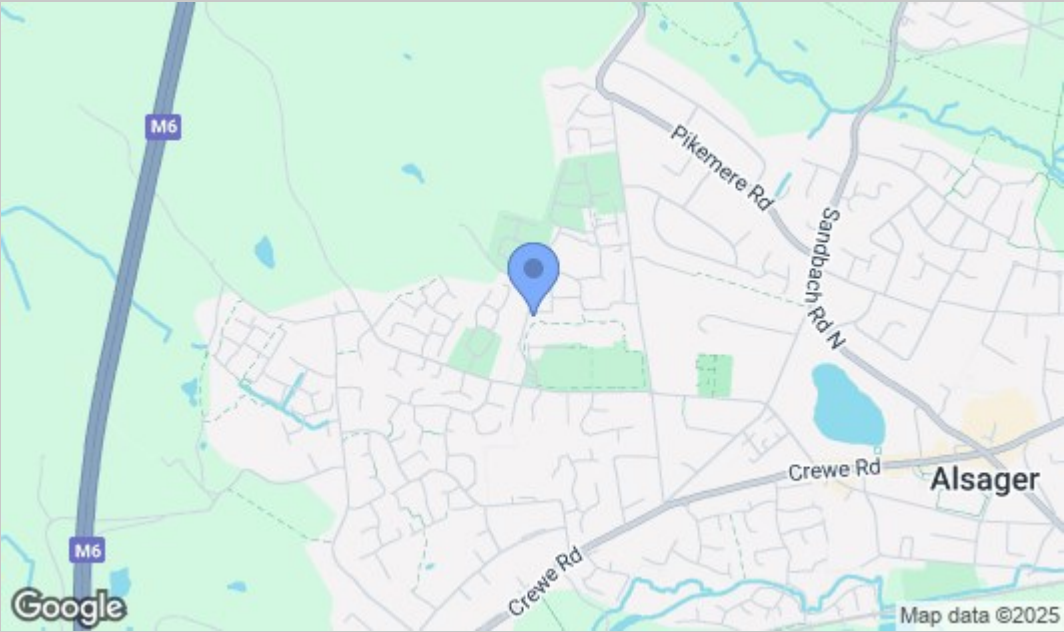
Ground Floor



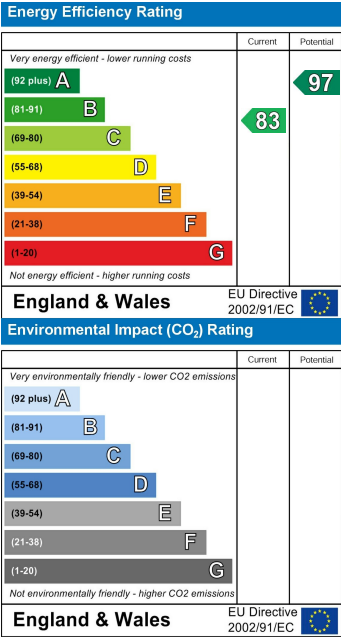
First Floor



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.