



ESTATE AGENTS

... the key to a successful move



Valley Close, Alsager, Stoke-On-Trent, ST7 2HU

**Offers in the
region of
£335,000**

* EXCELLENT FAMILY ACCOMMODATION & GREAT LOCATION

* FOUR BEDROOMS

* EPC GRADE 'A'

*SOLAR PANELS, LOG BURNER & AIR CONDITIONING

* EXCELLENT COMMUTER ROUTES

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

Located on a popular cul-de-sac in Alsager, Keys Estate Agents are pleased to market this exceptionally well modernised, superbly presented and maintained four bedroom Detached House, offering spacious and well planned living accommodation, complete with solar panels, Air source heat pump and Air conditioning in the living room and master bedroom. This is a property that would suit any growing families needs and comprises: Porch, entrance hall, open plan lounge and dining area, fitted breakfast kitchen, utility room, cloaks and to the first floor four bedrooms and a bathroom, outside there are gardens to the front and rear with a drive providing off road parking.

GROUND FLOOR

ENTRANCE HALL

Ceiling light point, cloaks cupboard, solid wood exterior door, inner door to main hall with radiator, ceiling light point, stairs to the first floor and door to open plan lounge and dining space.



OPEN PLAN LOUNGE AND DINING AREA 26'2" x 13'1" (8m x 4m)

Feature log burner, coving to the ceiling, two radiators, ceiling light points, mitsubishi air conditioning unit, uPVC double glazed bay window, uPVC double glazed french doors to outside



pic 2



BREAKFAST KITCHEN 16'4" x 9'10" (5m x 3m)

Fitted with a range of wall and base units with co-ordinating worktops, cooking range and extractor hood, belfast sink with mixer tap, spaces for appliances. Recessed lighting, two radiators, wooden flooring, part wall tiled, uPVC double glazed window, uPVC exterior door.



Pic



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UTILITY 6'2" x 5'2" (1.9m x 1.6m)

Wall and base unit with co-ordinating worktop, inset sink and drainer with mixer tap, plumbing for washer machine, spaces for appliances. Ceiling light point, radiator, door to storage area



SHOWER ROOM (GND FLOOR) 5'10" x 3'3" (1.8m x 1m)

Fitted with a three piece shower suite comprises shower enclosure, low level w.c. and pedestal wash hand basin set in vanity unit. Ceiling light point, extractor fan, radiator



FIRST FLOOR

STAIRS & LANDING

Galleried landing with coving to the ceiling, radiator, ceiling light point, uPVC double glazed window.

BEDROOM ONE 13'1" x 9'10" (4m x 3m)

Coving to the ceiling, radiator, ceiling light point, mitsubishi air conditioning unit, uPVC double glazed window



BEDROOM TWO 9'10" x 9'10" (3m x 3m)

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed window



BEDROOM THREE 9'10" x 9'10" (3m x 3m)

Coving to the ceiling, radiator, ceiling light point, uPVC double glazed window



BEDROOM FOUR 9'6" x 5'6" (2.9m x 1.7m)

Ceiling light point, radiator, uPVC double glazed window

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SHOWER ROOM 8'2" x 5'2" (2.5m x 1.6m)

Fitted with a three piece shower suite comprises shower enclosure, low level w.c. and pedestal wash hand basin set in vanity unit. Ceiling light point, radiator, part uPVC panelled walls.



OUTSIDE

To the front of the property is a drive providing off road parking, garden area with planting.

At the rear of the property is a paved patio area and a grassed area.



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.


In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

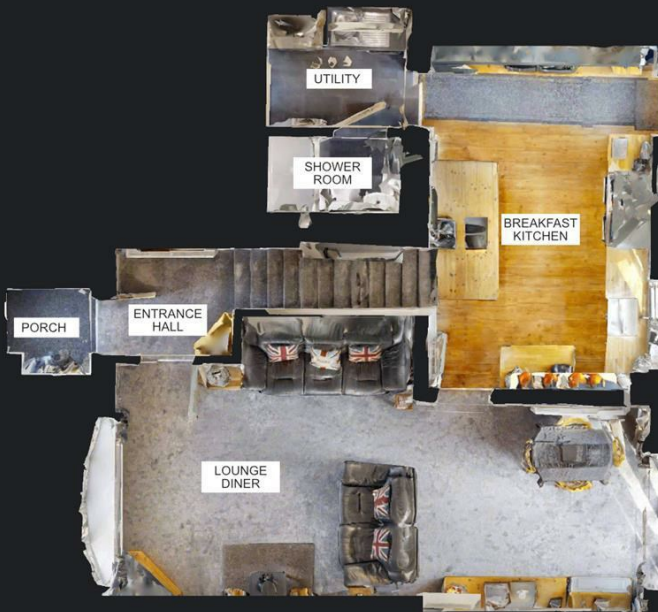
Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

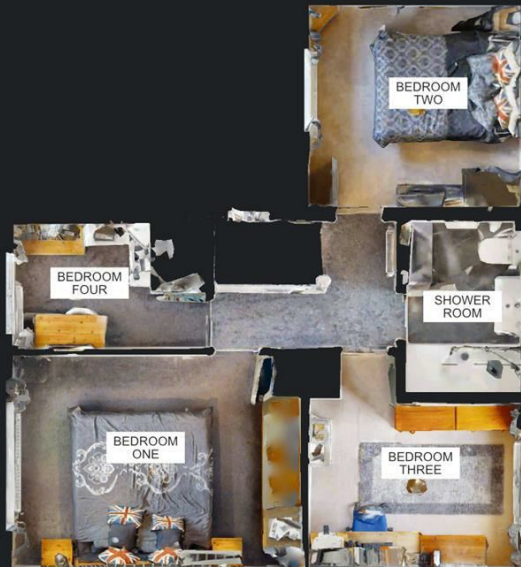
Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | 96 | 97 |
| (92 plus) A | | |
| (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 |  |

For illustration purposes only. Do not scale.



Ground Floor



First Floor

Valley Close, Alsager FLOOR PLAN



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