

# Alder Close

Park Street, AL2 2RS





# Alder Close

Park Street, AL2 2RS

Asking Price £460,000

- Four Bedrooms
- End of Terrace
- Large Lounge
- Modern Fitted Kitchen/Breakfast Room
  - Cloakroom
  - Family Bathroom
- Well-Maintained Rear Garden with Side Access
  - Cul-De-Sac Location
  - Chain Free







# Alder Close

Park Street, AL2 2RS

Nestled in a quiet cul-de-sac, this spacious four-bedroom end-of-terrace home offers plenty of potential for personalization, making it an ideal opportunity to create your dream living space. Upon entry, you are welcomed by a generous entrance hall with ample storage and access to a front-facing lounge. Toward the rear, a fully fitted modern kitchen and breakfast room await, perfect for casual dining. The ground floor is completed by a convenient downstairs cloakroom.

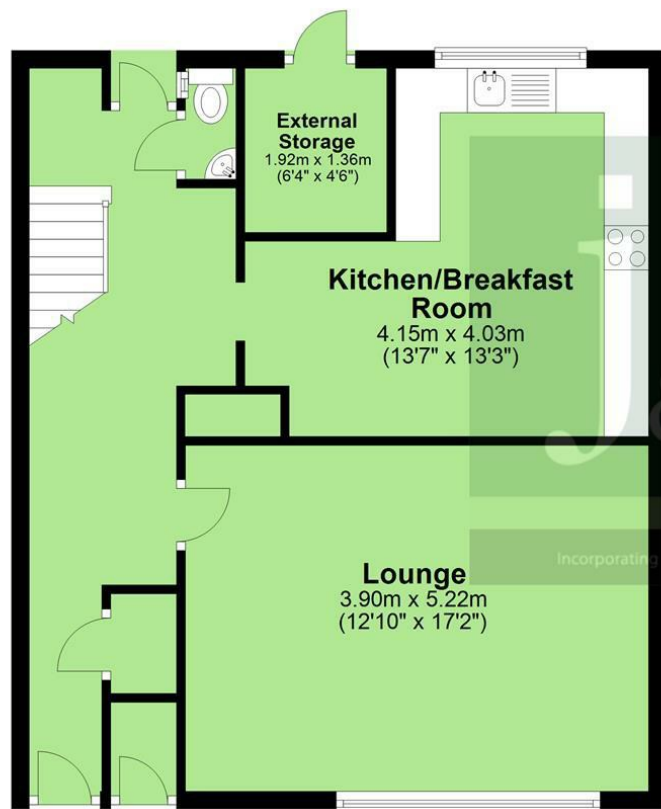
Upstairs, a bright and airy landing leads to four well-sized bedrooms, a family bathroom, and additional storage. Outside, the property features a well-maintained rear garden with a large patio area, side access, and a front garden. Offered chain-free, this home is ready for you to make it your own.





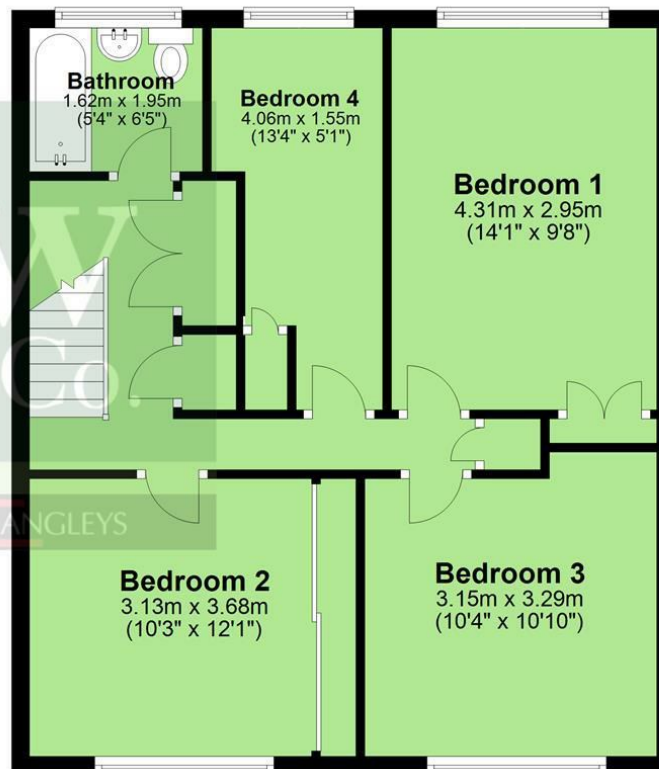
## Ground Floor

Approx. 56.6 sq. metres (608.8 sq. feet)

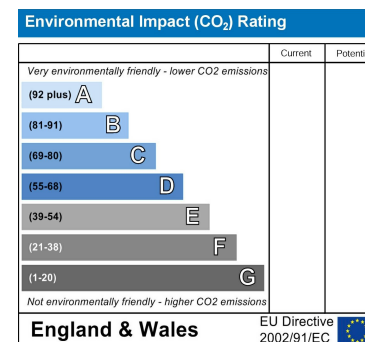
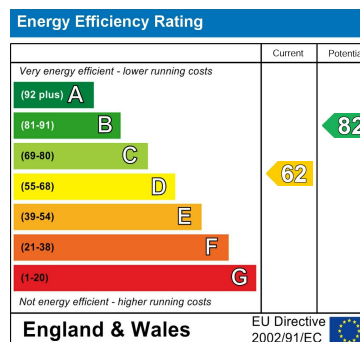
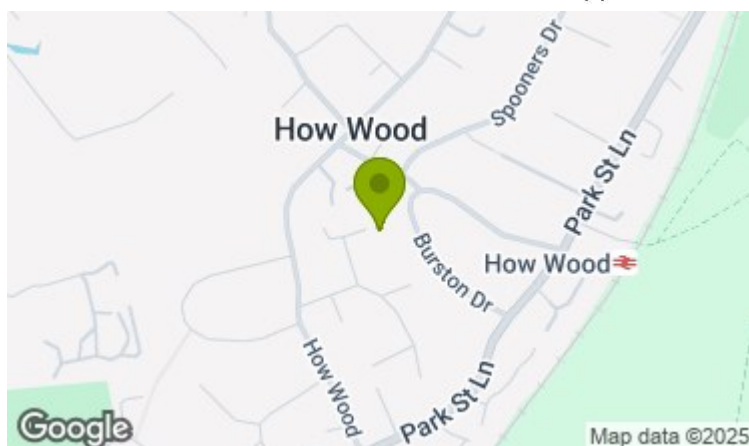


## First Floor

Approx. 57.7 sq. metres (620.8 sq. feet)



Total area: approx. 114.2 sq. metres (1229.6 sq. feet)



In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPMRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.