



STEPHENSON BROWNE

Wesley Avenue., Alsager

ST7 2NG



£180,000

Description

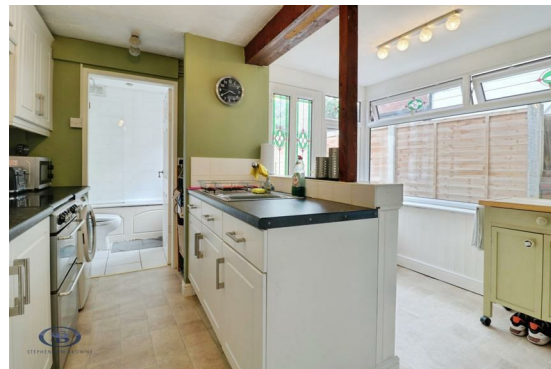
A two bedroom semi-detached home within walking distance of Alsager town centre, which would be an ideal first time buy or buy to let investment!

The property features two reception rooms, with a kitchen/breakfast room and a ground floor bathroom completing the ground floor. To the first floor are two double bedrooms, with a staircase leading to a very useful loft room which could become a third bedroom (subject to planning permission/building regulations). There is also a cellar to the property.

Off-road parking for a small vehicle is provided via a brick-paved frontage to the property, whilst to the rear there is a garden which features patio and lawned areas with border shrubs and a seating area.

Situated on Wesley Avenue, the property is perfectly placed for the wealth of amenities within Alsager itself, whilst commuting links such as the M6, A500 and A34 are within easy reach, with Alsager Train Station also nearby. There are also several schools in close proximity, including Alsager School and Alsager Highfields Foundation Primary School.

A fantastic home which would make an ideal first time buy and must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Dining Room

12'2" x 11'5"

Laminate flooring, composite front door, UPVC double glazed window, ceiling light point, radiator, feature fireplace.

Lounge

12'2" x 11'6"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Kitchen

12'0" x 10'0"

Maximum measurements; Vinyl tile effect flooring, ceiling light point, wall and base units, tiled splashback, stainless steel sink with drainer, space and plumbing for appliances, Baxi gas central heating boiler.

Bathroom

6'6" x 5'8"

Tiled flooring, UPVC double glazed window, downlights, radiator, part tiled walls, W/C, pedestal wash basin, bath with overhead shower.

Landing

Fitted carpet, UPVC double glazed window, ceiling light point.

Bedroom One

12'4" x 11'6"

Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator, storage cupboard.

Bedroom Two

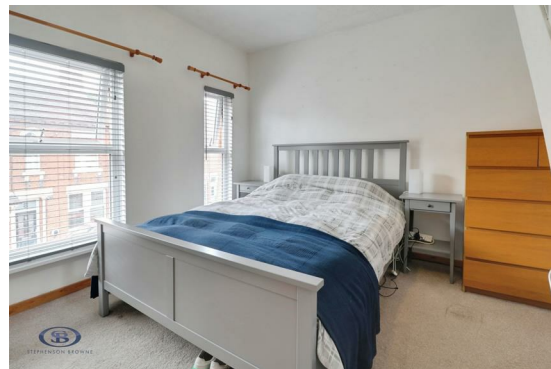
12'2" x 11'4"

Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator, stairs leading to the loft room.

Loft Room

10'9" x 8'9"

Fitted carpet, skylight window, ceiling light point, eaves storage space.



Outside

To the front of the property is a brick paved frontage providing parking for a small vehicle, whilst the rear garden features patio and lawned areas, with a decked and brick paved seating area.

Council Tax Band

The council tax band for this property is B.

Freehold Tenure

We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

Alsager AML Disclosure

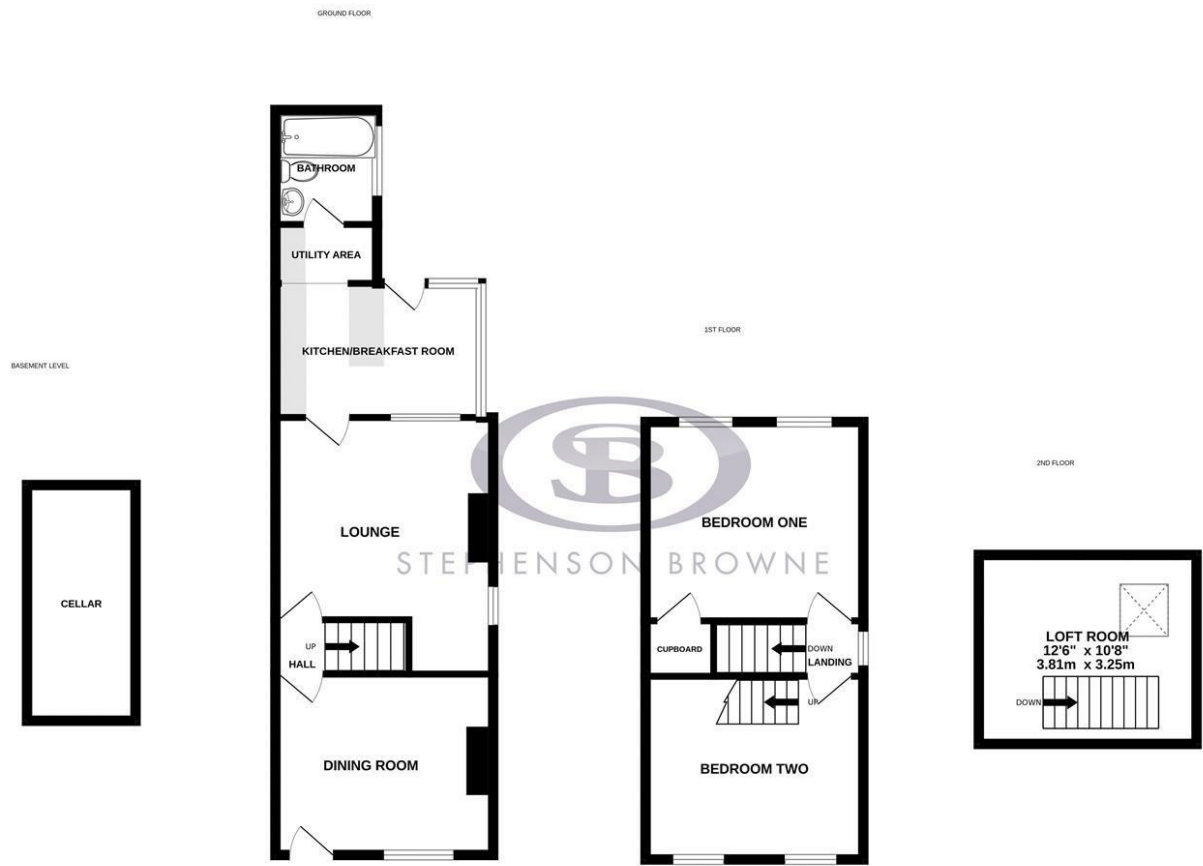
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Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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

Area Map



EPC Rating

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	