

Shaw's
& Company Estate Agents Ltd

Rye Close

Alsager, ST7 2XZ

- A IDEAL FIRST TIME BUY
- AN END TOWN HOUSE
- NO CHAIN
- HALL, KITCHEN
- LOUNGE/DINING ROOM TO REAR
- ONE DOUBLE BEDROOM
- LANDSCAPED GARDENS, PARKING
- UPVC D/GLAZING & GAS C/HEATING

£160,000











Property Description

INTRO

Shaw's & Co are delighted to offer For Sale this end town house, an ideal first time buy and/or investment residence for the rental market with NO CHAIN! The property comprises hall with storage, a kitchen to the front, a lounge/dining room, first floor shower room, one double bedroom. Externally parking to the front, a landscaped rear garden area. A parking space to the frontage. UPVC double glazing, gas combi heating. Some further cosmetic potential. The property is within a cul de sac location yet within easy access to all amenities and with the A500/A6 network and Alsager rail station a short distance. Viewing essential!

DIRECTIONS

Please follow Sat Nav with postcode ST7 2XZ. On turning in to Rye Close the property can be found on the right hand side, as identified by our for sale sign.

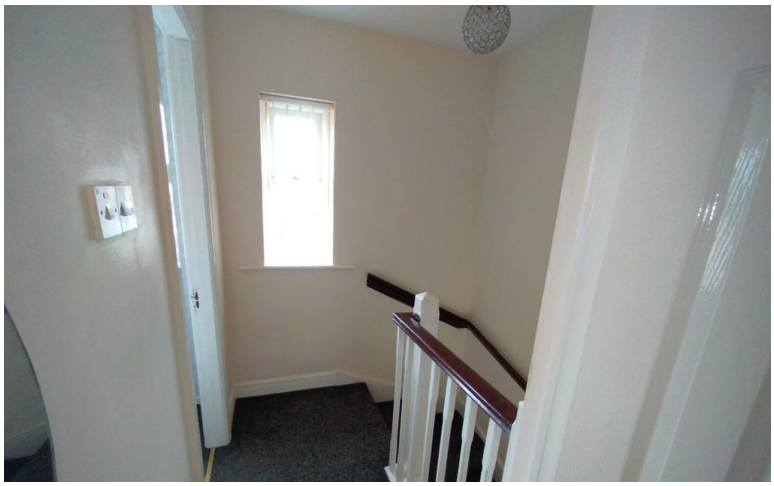
ENTRANCE HALL

Entered through a timber door with glazed panels. With a









store cupboard off.

LOUNGE
15' 6 reducing to 11'6" x 11' 9" (4.72m x 3.58m)
With French doors leading to the garden, radiator, staircase to the first floor.

KITCHEN
8' 7" x 5' 6" (2.62m x 1.68m)
Window to the front elevation. A range of wall and base units, single drainer sink, worksurface. Space and sockets for cooker, fridge freezer and washer. Wall mounted Baxi gas central heating boiler. Splash back tiling, radiator.

FIRST FLOOR LANDING
Double glazed window, over stairs cupboard. Doors to:

BEDROOM
13' 8" x 11' 10" (4.17m x 3.61m)
Window to the rear elevation, radiator. A double bedroom.

SHOWER ROOM
Window to the front elevation. Suite comprising: an enclosed shower cubicle, low level W.C, wash hand basin. Tiled walls, radiator.

EXTERNALLY
A driveway provides parking with one allocated space. A shared path at the side of the property leads to.

REAR
A landscaped garden laid to lawn. Paved patio, a pleasant garden area.

VIEWING ARRANGEMENTS
Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS
NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a









'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES
If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY
Cheshire East Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)
Current: 67D Potential: 86B

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements