



STEPHENSON BROWNE

## Spencer Close, Alsager, Stoke-On-Trent

ST7 2TA



**£950**

## Description

A beautifully positioned two-bedroom detached bungalow located on the outskirts of Alsager, offering a peaceful setting while remaining only a short drive from local amenities. The property features a stylish modern kitchen complete with cooker and integrated fridge, and a spacious living room with an electric fire. The master bedroom benefits from fitted wardrobes and patio doors opening out to the rear garden, accompanied by a further second bedroom. A contemporary shower room serves the accommodation. Externally, the property offers a single detached garage with useful utility space to the rear, an enclosed rear garden, and ample off-road parking. EPC Rating D. Council Tax Band C.

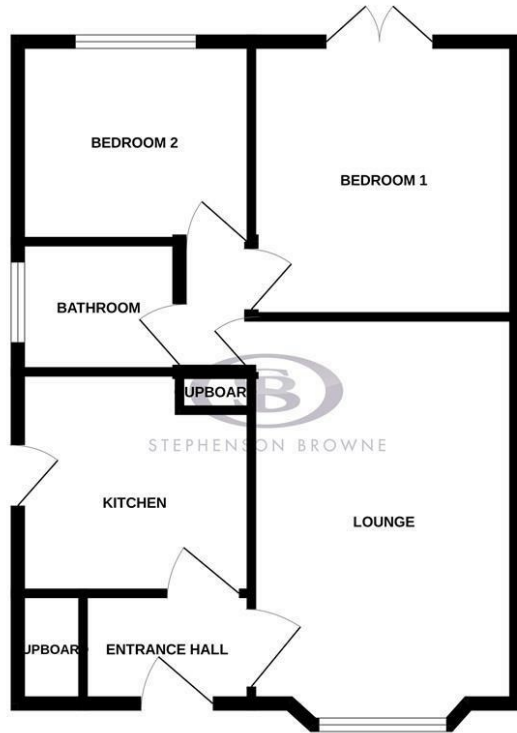


## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

# Floorplans

GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 551 sq.ft. (51.2 sq.m.) approx.

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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# Area Map



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	85
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	85
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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