



STEPHENSON BROWNE

Elsby Road, Alsager

ST7 2RH



£260,000

Description

PRIVATE GARDEN - Stephenson Browne present this superb THREE BEDROOM, TRUE BUNGALOW situated on a quiet & poplar road close to Alsager Town centre, Excalibur Primary School, the local health centre & Alsager Station. The property is in need of some cosmetic improvement but offers great scope for a buyer to put their own stamp on.

In brief the property comprises: Entrance porch having a useful storage cupboard, entrance hall with two further storage cupboards and access to all rooms, a very spacious kitchen having space for all the necessary appliances, lounge with fireplace and window over looking the garden. The principal bedroom has a range of fitted wardrobes, a second double bedroom also having storage and a third single bedroom. From the hallway a separate WC and bathroom with bath and basin.

Externally, the property benefits from a large driveway, a detached garage and established gardens to both front and rear, with the rear enjoying an excellent degree of privacy.

True bungalows of this size do not come up for sale often and we don't expect it to remain available for long!

Contact Stephenson Browne today to book that important viewing!



Room Descriptions

Entrance Porch

UPVc panelled door having glazed frosted insets. Storage cupboard. Door into:-

Hallway

Food to all rooms. Double panel radiator. Two storage cupboards, one of which houses the wall mounted gas central heating boiler. Telephone point.

Lounge

15'7" x 12'0"

Double panel radiator. Double glazed window to the rear elevation.

Kitchen

12'5" x 11'0"

Range of wall, base and drawer units with work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Space for a washing machine and tumble dryer. Integrated undercounter fridge. Integrated oven with electric hob and extractor canopy over. Double glazed window to the front elevation. Single panel radiator.

Bedroom One

11'11" x 14'10" to robes

Single panel radiator. Double glazed window to the front elevation. Fitted wardrobes having hanging rails and shelving.

Bedroom Two

12'5" x 10'0"

Double glazed window to the rear elevation. Single panel radiator. Fitted bedroom furniture including wardrobes with hanging rail and shelving, and dressing table with drawers.

Bedroom Three

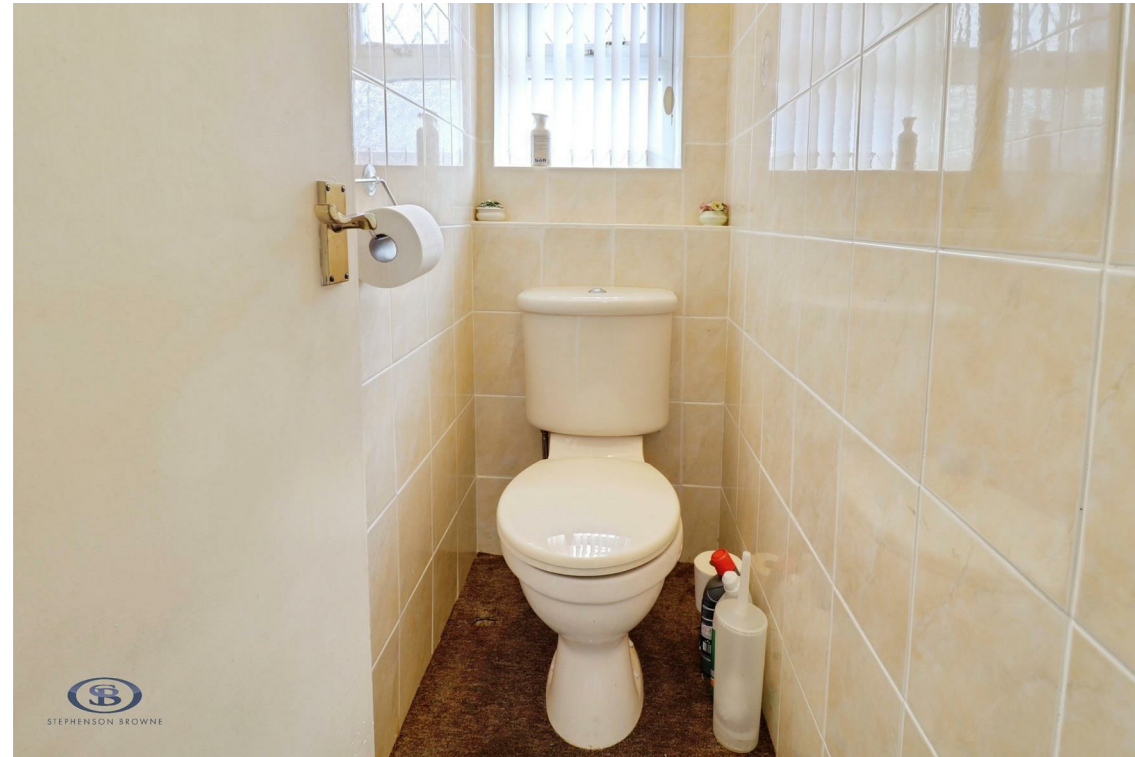
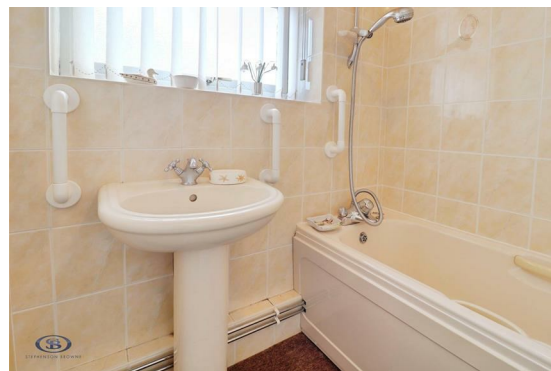
7'11" x 8'11"

Single panel radiator. Double glazed window to the side elevation.

Bathroom

5'6" x 5'9"

Two piece suite comprising a pedestal wash hand basin with mixer tap and a panelled bath having mixer tap with shower attachment over. Double glazed frosted window to the side elevation. Single panel radiator. Tiled walls.



Separate WC

5'7" x 2'4"

Double glazed frosted window to the side elevation.
Low level WC with push button flush. Tiled walls.

Externally

The property is approached by a block paved driveway providing ample off road parking leading down the side of the property to a detached single garage. The front garden is mainly laid to shale and the rear laid to lawn, both with borders housing a variety of trees, shrubs and plants.

Detached Garage

8'1" x 15'6"

Electric roller door to the front. Frosted glazed windows to the side and rear elevations. Power and lighting.

Alsager AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Council Tax Band

The council tax band for this property is C.

NB: Tenure

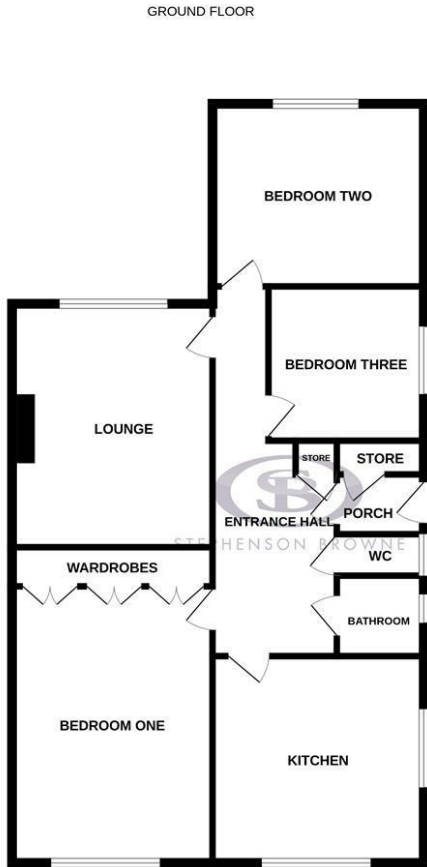
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.



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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		