



STEPHENSON BROWNE

Clowes Avenue, Alsager

ST7 2RL



£180,000

Description

NO ONWARD CHAIN - INVESTMENT OPPORTUNITY - WELL PRESENTED THROUGHOUT - This stylish one bedroom detached bungalow, previously achieving £745pcm. The property is positioned on a well regarded and extremely popular estate, close to Alsager Village along with its variety of amenities and good transport links. Also offering great potential for ground floor extension or loft conversion (subject to planning permission).

In brief the property comprises: entrance hallway with doors to all rooms, a modern bathroom with white suite, a double bedroom, modern kitchen with fitted oven and a dual aspect lounge with French doors opening to the rear garden.

Externally, the property benefits from a stoned frontage providing off road parking and ease of maintenance. Decked and paved patio areas to the rear providing ample space for garden furniture.

To fully appreciate the property's location and many highly desirable attributes – contact Stephenson Browne today to book your all-important viewing!



Room Descriptions

Entrance Hall

Wood panelled entrance door with glazed insets. Single panel radiator. Doors to all rooms. Loft access point.

Lounge

16'7" x 10'2"

Single panel radiator. Double glazed window to the front elevation. French doors opening to the rear garden.

Kitchen

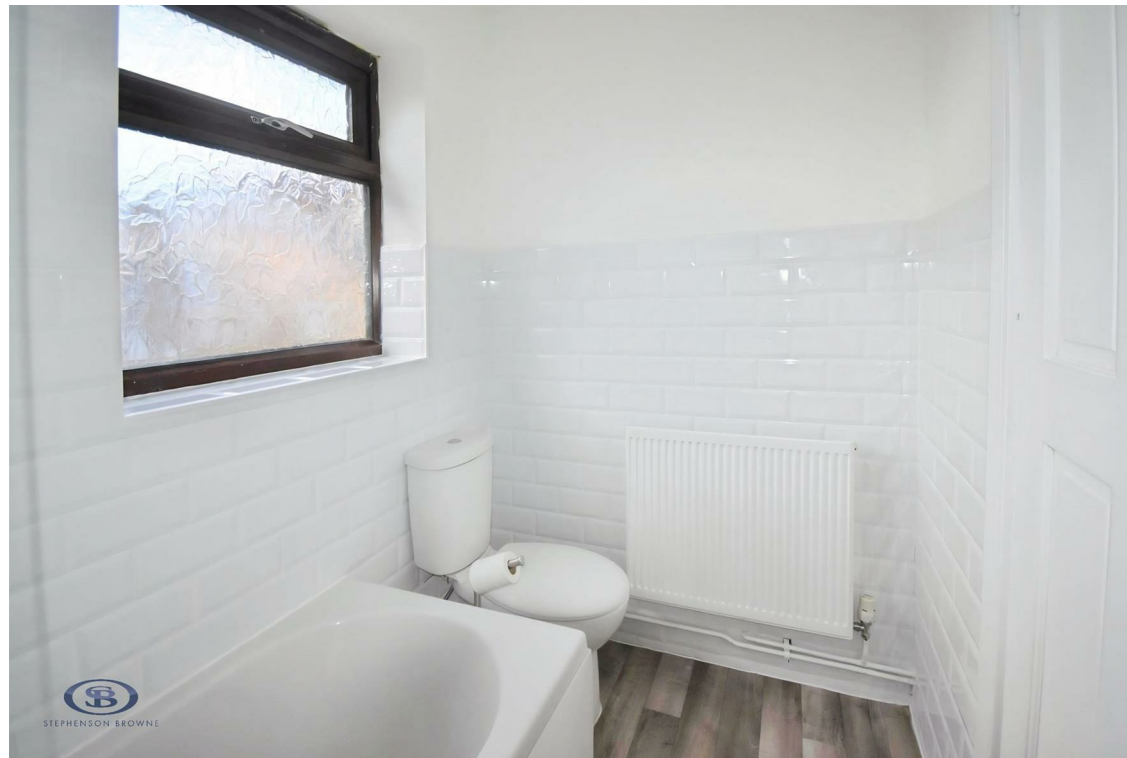
7'10" x 8'4"

Range of wall base and drawer units with work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap.

Integrated oven with ceramic hob and extractor canopy over. Space and plumbing for a washing machine. Space for an undercounter fridge.

Double glazed window to the rear elevation.

Wall mounted gas central heating boiler. uPVC panelled door having glazed frosted insets opening to the side.



Bedroom

8'3" x 11'1"

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

Bathroom

4'8" x 8'0"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin and a panelled bath with mixer tap having shower attachment. Half tiled walls. Double glazed frosted window to the rear elevation.



Externally

The property benefits from a stoned frontage providing off road parking and ease of maintenance. Decked and paved patio areas to the rear providing ample space for garden furniture.



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.

Council Tax Band

The council tax band for this property is B.

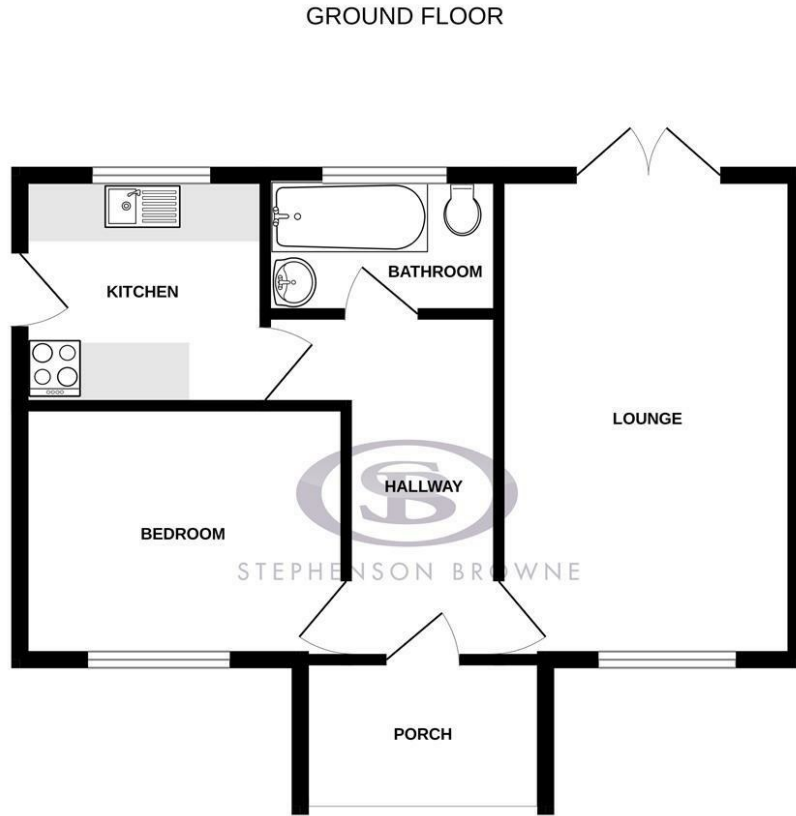
Alsager AML Disclosure

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.

NB: Copyright

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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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Area Map



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		66	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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

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