



6 Bainbridge Street

ST7 2FH

Offers Over £250,000



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STEPHENSON BROWNE

A modern three-bedroom semi-detached home built in 2021 on the highly sought-after Emberton Grange development close to Alsager town centre, which is beautifully presented throughout!

This stylish and immaculately presented property would make an ideal first time buy or family home, and is situated on one of Alsager's most popular developments, close to Alsager School and Alsager Sports hub, as well as the wealth of amenities within Alsager itself!

In brief the property comprises: An entrance hallway giving access to the downstairs WC and stairs to the first floor, lounge through to the well-proportioned kitchen/diner with a host of integrated appliances, with French doors leading out to the rear garden. Upstairs, there are three bedrooms and the family bathroom, with the principal bedroom benefiting from an en-suite shower room.

Off-road parking is provided via two allocated parking spaces to the front. The fully enclosed rear garden features patio and lawned areas, ideal for families with children and/or pets looking to make the most of the summer weather!

The property provides excellent links to commuting routes, including the A500 and M6 (Junction 16), with the wealth of amenities within Alsager itself only a short distance away. Several schools are nearby, including Pikemere County Primary School and Alsager School.

A stunning family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

With door leading to the lounge and stairs to the first floor.

Downstairs WC

Two piece suite comprising WC, wash hand basin, and radiator.

Lounge

16'0" x 11'10"

With double glazed window to the front elevation, fitted carpets and radiator.

Kitchen Diner

14'11" x 10'6"

With double glazed window and French doors leading to the rear private garden a range of wall and base units with work surfaces over, inset sink and drainer, electric oven with gas hob and extractor fan over, space for dishwasher, washing machine and fridge/freezer; and radiator.

First Floor Landing

With doors leading to three bedrooms and the family bathroom, loft access, fitted carpets and radiator.

Principal Bedroom

11'11" x 8'6"

With double glazed window to the front elevation, fitted carpets and radiator.

En-Suite

8'6" x 4'5"

Three piece suite comprising shower enclosure, wash hand basin, w.c. and radiator.

Bedroom Two

10'2" x 8'6"

With double glazed window to the rear elevation, fitted carpets and radiator.

Bedroom Three

8'9" x 6'3"

With double glazed window to the front elevation, fitted carpets and radiator.

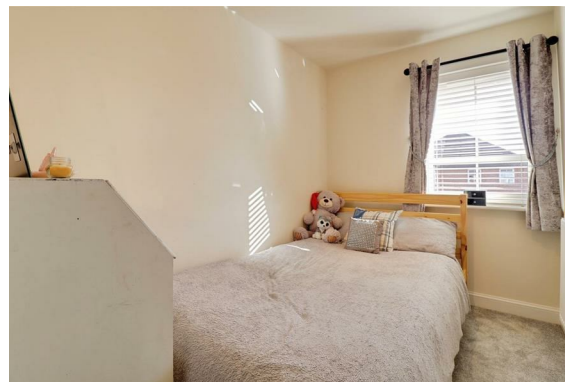
Family Bathroom

6'2" x 5'10"

With double glazed window to the rear elevation, panelled bath with shower attachment over, w.c., wash hand basin and radiator.

Externally

The property is approached by two allocated parking spaces to the front with pathway to the front door and down the side to an access gate opening to the rear garden. The rear garden is mainly laid to lawn with paved patio area and fenced boundaries.



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 C.

Estate Charge

Whilst we have been informed by our sellers that the property is freehold, please note, we have been made aware by the sellers that an estate charge is payable to cover maintenance for the new development. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

Alsager AML Disclosure

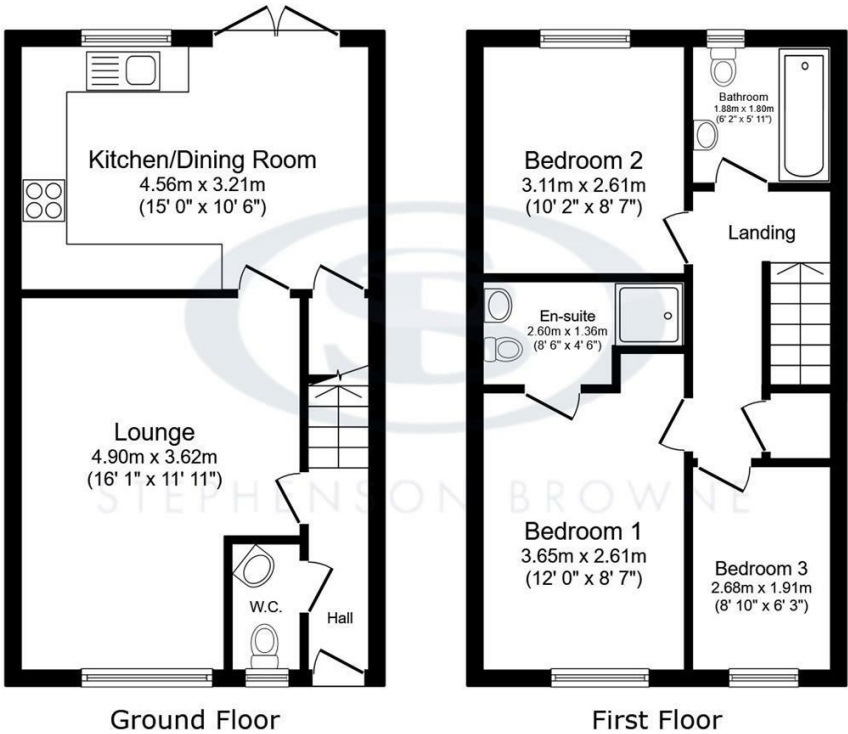
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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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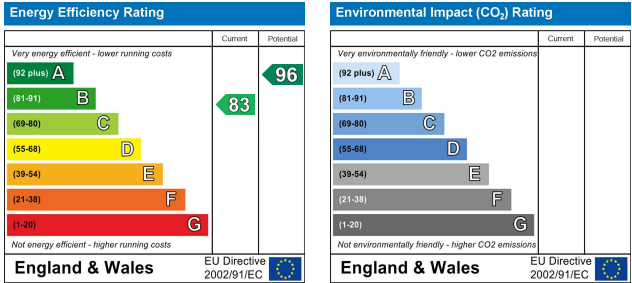


Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Area Map



Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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

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