



STEPHENSON BROWNE

## 34 Emberton Road

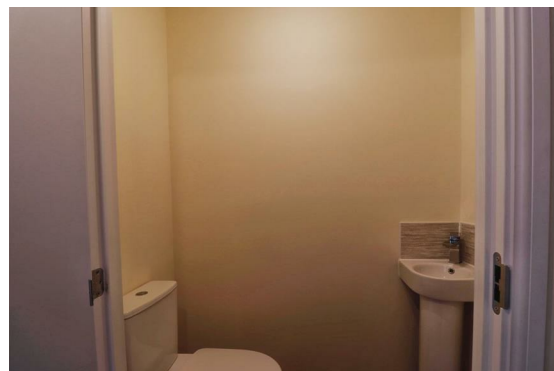
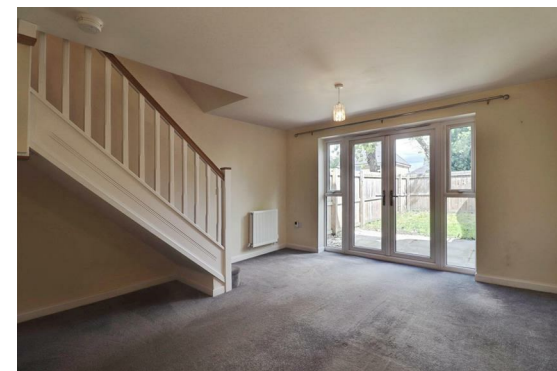
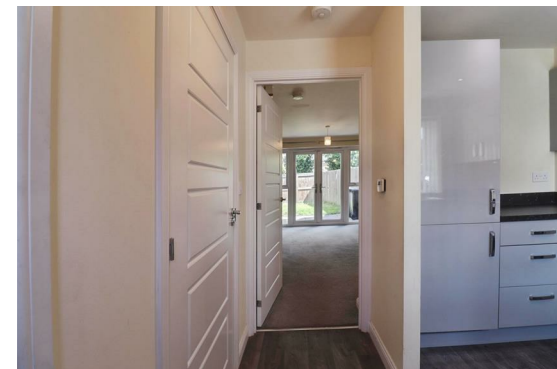
ST7 2YA



**£900 PCM**

## Description

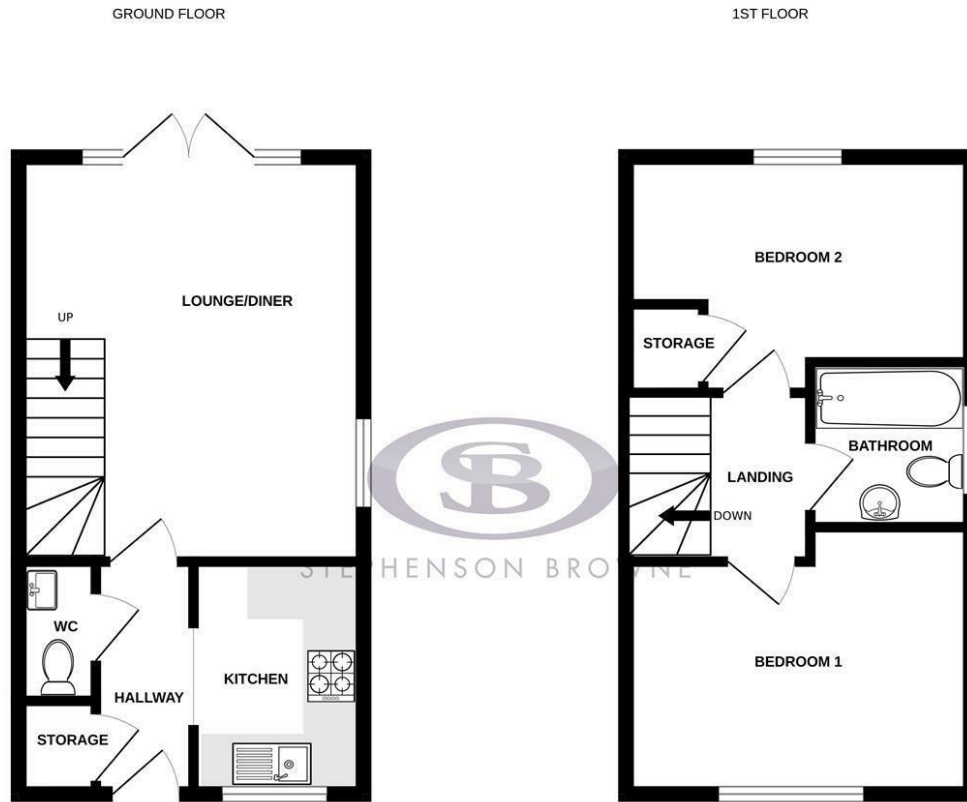
AVAILABLE NOW! Modern new build  
Two bedroomed home on the popular  
Lloyd Mews development in the heart of  
Alsager accessible to all the local  
amenities along with great schools and  
leisure facilities within walking distance!  
The property offers a spacious lounge  
with French doors to the rear garden, a  
downstairs cloakroom with white sanitary  
ware, a fantastic kitchen with integrated  
oven, hob extractor, washing machine and  
fridge freezer. The first floor enjoys two  
good sized bedrooms one having a built in  
cupboard, a modern bathroom with  
contemporary tiling and white three-piece  
suite. A private garden with patio area to  
the rear and a double driveway. EPC Rating  
B, Council Tax Band B. Early viewing  
advised! "Pets strictly upon written  
request and agreement only".



## 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



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.  
Made with Metropix ©2024

# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

**T: 01270 883130 opt 2 E: alsagerlettings@stephensonbrowne.co.uk**

[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)