



STEPHENSON BROWNE

37 Cliff Aucott Crescent
ST7 2FN
£150,000



STEPHENSON BROWNE

POPULAR DEVELOPMENT - IDEAL FIRST TIME BUY OR INVESTMENT! Constructed in 2023 by David Wilson Homes, this stylish one bedroom apartment makes a perfect proposition for any first time buyer to get onto the ladder or those wanting easy to maintain, modern living. The property is positioned on a well regarded and extremely popular estate, close to Alsager Village along with its variety of amenities, good transport links and schooling.

In brief the property comprises: communal entrance, open plan living complete with a modern white kitchen, incorporating an integrated oven and space for other necessary appliances, a spacious double built-in storage cupboard, a modern bathroom with white suite and a generous double bedroom,

Externally, the property benefits from an allocated parking space, two shared visitor spaces, bin store, communal gardens and a shared covered seating area.

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

Communal Entrance

Intercom system. Composite entrance door.

Entrance

Wooden entrance door into:-

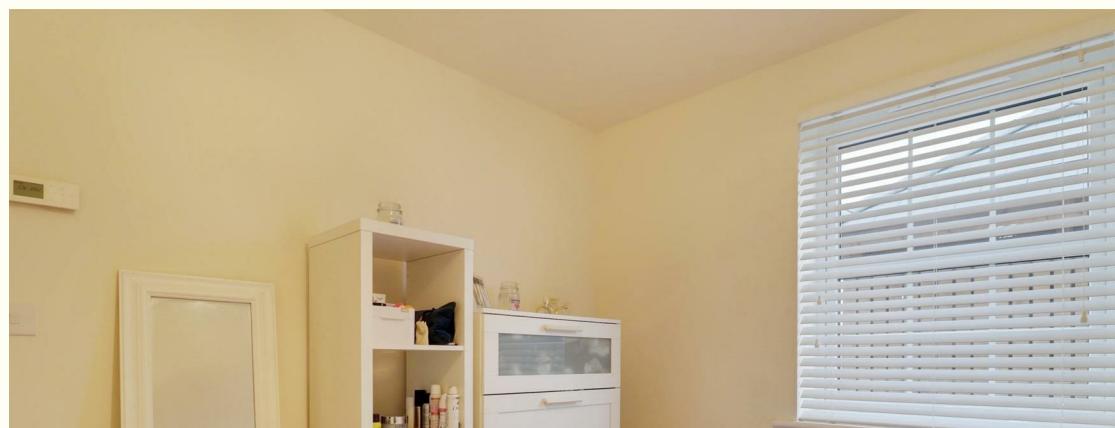
Lounge/Kitchen Diner

17'7" x 14'4" (5.377 x 4.393)

Two double glazed windows to the front elevation, double glazed window to the side elevation. Two double panel radiators. Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Integrated oven with gas hob and extractor canopy over. Space for a washer dryer. Space for a dishwasher.

Rear Hall

Double storage cupboard. Ethernet point. Door into:-





Bedroom
11'4" x 10'2" (3.459 x 3.108)
Single panel radiator. Double glazed window to the rear elevation.



Bathroom
8'4" x 6'2" (2.565 x 1.887)
Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a panelled bath with mixer tap and shower attachment over. Heated towel rail.



Externally
Allocated parking space and two shared visitor spaces. Communal gardens. Bin store. Covered shared seating area.



Council Tax Band
The council tax band for this property is A.

NB: Tenure
We have been advised that the property tenure is LEASEHOLD, we would advise any potential purchasers to confirm this with a conveyancer 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

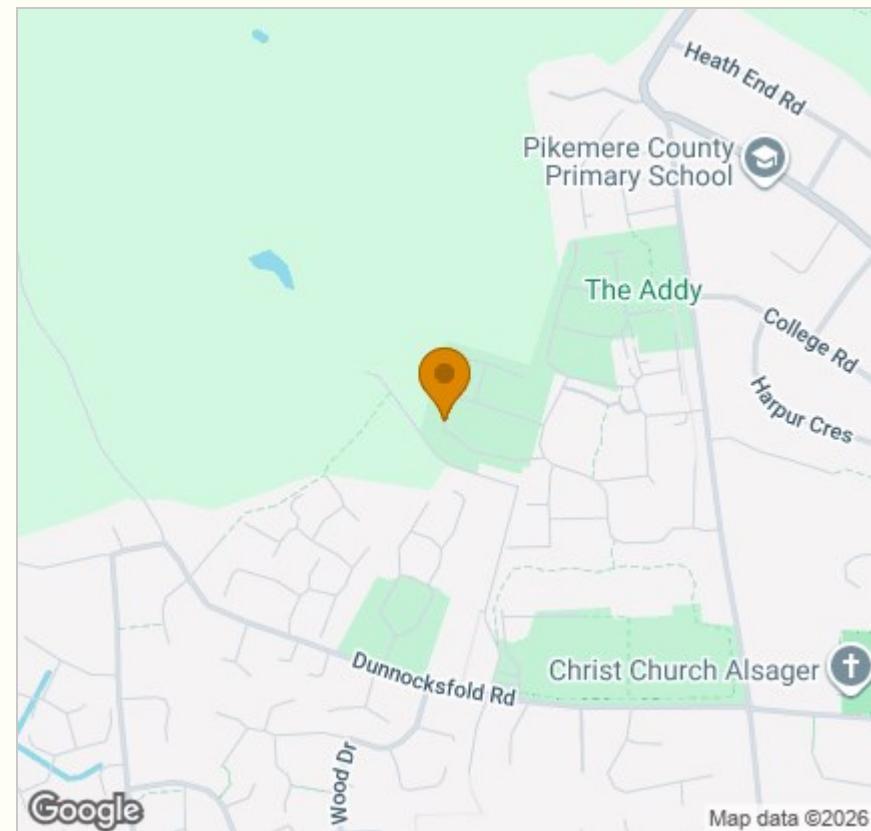
Cliff Aucott Crescent



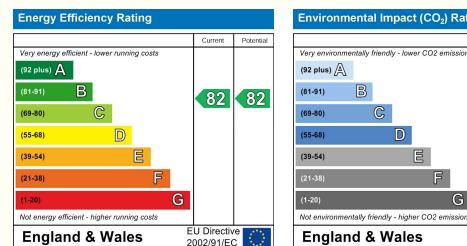
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



Area Map



Energy Efficiency Graph



Viewing

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

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