



**9 Lime Grove**  
ST7 2RB  
**£260,000**



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STEPHENSON BROWNE

NO ONWARD CHAIN - Welcome to this charming property located in Lime Grove, Alsager - a fantastic THREE BEDROOM SEMI-DETACHED home positioned favourably in a quiet cul-de-sac, with an exceptional plot and beautifully landscaped gardens.

Upon entry, you will find an inviting hallway, with access to ground floor rooms including a well sized, open-plan lounge diner, fitted kitchen comprising of a range of units and hosting plenty of space for necessary appliances, as well as a handy WC. Located via the dining area is the addition of a conservatory, providing another useful reception space.

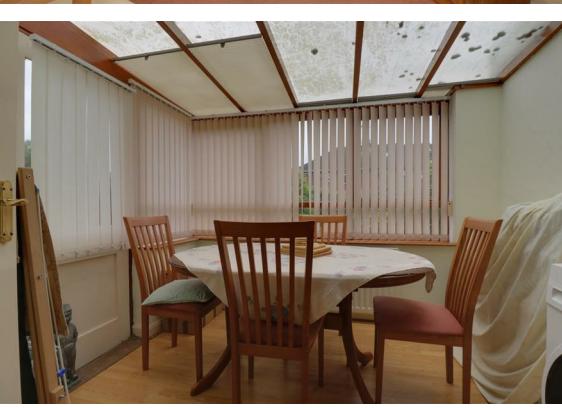
Upstairs are two generous double bedrooms, with bedroom one boasting fitted wardrobes, a third single room with inbuilt storage and a lovely family bathroom with four piece suite.

It is clear the property has been looked after over the years with it being ready to move straight into, whilst still offering scope to add your own personal touch to. There are a number of noteworthy features, some of which include: parquet flooring under the carpet in the hall, lounge and diner, coving to the ceilings, stunning feature fireplace in the lounge as well as bay windows to the lounge and principal bedroom

Externally, you are spoilt with an impressive plot, having attractive curb appeal and a driveway to suit two cars (in addition to the detached garage)! The expansive rear garden has been landscaped to offer patio ideal for garden furniture and a large lawn providing the perfect space for spending time with family and entertaining guests.

At Lime Grove, you are conveniently close to Alsager's train station, well regarded schooling, along with the town and its many amenities.

Don't miss out on the chance to own this wonderful property that combines comfort and potential with a great location! Call Stephenson Browne today to book your viewing and avoid missing out!



## Hallway

With fitted carpet benefitting from parquet flooring underneath, ceiling light fitting, inbuilt storage cupboard, ample sockets, stairs to the first floor, internal doors accessing:

## Lounge Diner

lounge - 11'11" x 10'10", dining - 9'11" x 8'6"

With gas feature fireplace having stone style surround and mantle, UPVC double glazed bay window to front elevation, fitted carpet benefitting from parquet flooring underneath, coving to the ceiling, two ceiling light fittings, ample sockets, two radiator, sliding door accessing the kitchen and double doors into:

## Conservatory

9'2" x 7'2"

Having double glazed windows to side and rear elevations, wood effect flooring, radiator, ample sockets and door to the garden.

## Kitchen

11'2" x 9'10"

Comprising of a range of wall, base and drawer units with marble effect working surfaces over, tiled splashbacks and having an integral one and a half sink with drainer, as well as space for a free standing cooker, fridge freezer, and washing machine. With tile effect flooring, inset spot lighting, ample sockets, radiator, UPVC double glazed window to rear and side elevations, door opening to handy under the stairs storage/pantry, door opening to the garden.

## WC

With entry via the hallway, with a push flush WC, wall mounted hand basin, radiator, UPVC double glazed obscure glass window to side elevation, ceiling light fitting and tiled walls.

## Landing

With fitted carpet, UPVC double glazed obscure glass window to rear elevation, ceiling light fitting, inbuilt storage and doors to:

## Principal Bedroom

13'2" x 10'11" (to wardrobes)

A generous principal bedroom offering UPVC double glazed walk-in bay window, extensive fitted wardrobes to one wall, ceiling light fitting, coving to the ceiling, fitted carpet, radiator and ample sockets.

## Bedroom Two

9'11" x 8'7"

Another double bedroom with fitted carpet, ceiling light fitting, coving to the ceiling, ample sockets, radiator and UPVC double glazed window to rear elevation.



### **Bedroom Three**

10'1" x 8'0"

A well sized third bedroom with handy fitted over the stairs storage, UPVC double glazed window to front elevation, ceiling light fitting, coving to the ceiling, fitted carpet and ample sockets.

### **Bathroom**

11'3" x 5'7"

With a push flush WC, pedestal hand basin, corner shower with glass siding doors and panelled bath with attached shower head. Having dual UPVC double glazed windows to rear elevation, tiled flooring, ceiling light fitting, tile effect flooring and radiator.

### **Important Information**

Following inspection, the property has found to have Level 2 Red Ash - a copy of the report is available in the office.

### **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**

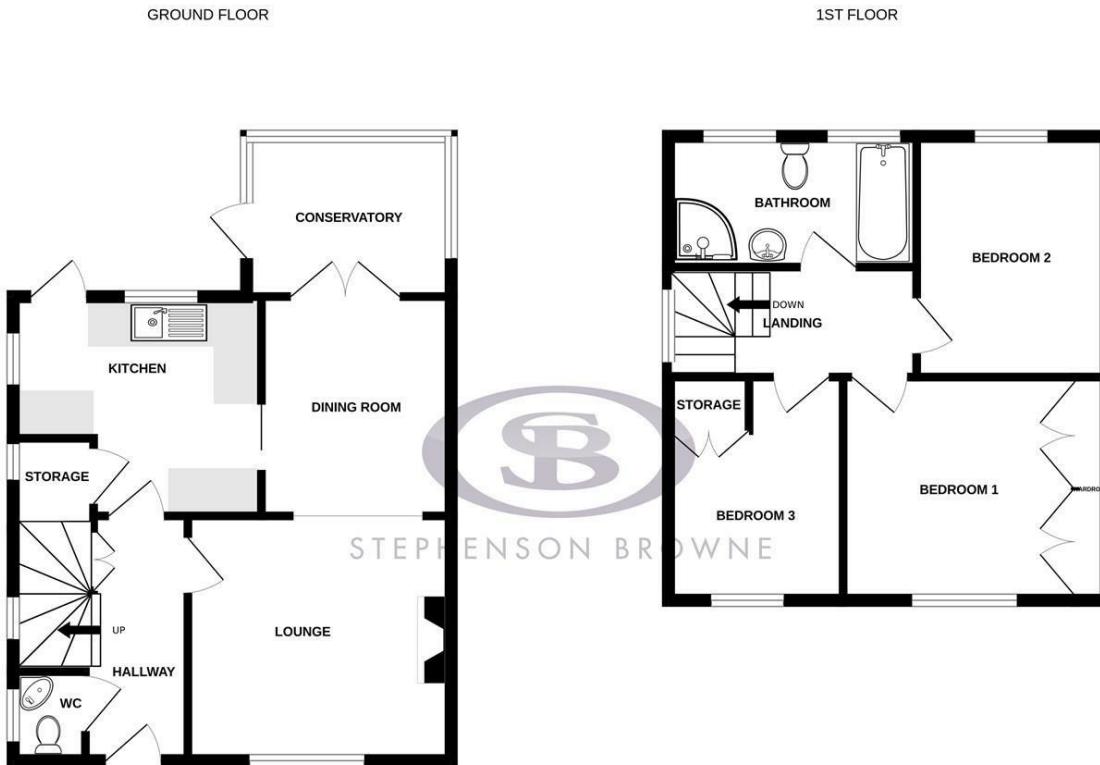
The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

### **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.



## Floor Plan



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 condition or existence can be given.

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## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	73
(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		

## 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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