



STEPHENSON BROWNE

**John Cliff Way, Alsager**

ST7 2ZU



**£220,000**

## Description

CUL-DE-SAC LOCATION - PRIVATE REAR GARDEN - Constructed by Stewart Milne Homes to their 'Greendale' design is this well presented TWO BEDROOM, semi-detached bungalow. A modern bungalow is a rare find and the property has been well kept since purchasing in 2020 by the current owners, offering well planned accommodation of impressive proportions throughout.

In brief the property comprises: Entrance hall giving access to the storage cupboard, modern three piece bathroom suite, spacious lounge, kitchen with a range of integrated appliances and two double bedrooms, with fitted wardrobes to bedroom one and French doors from the second bedroom opening to the garden.

Externally, the property has two allocated parking spaces and an enclosed, private rear garden.

To fully appreciate the property's position on the estate, true size, rear aspect and many attributes viewing comes highly recommended!





## 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.



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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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	97
(81-91) B	
(69-80) C	82
(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	
	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

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