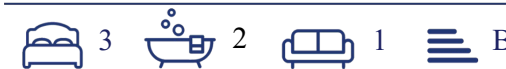




STEPHENSON BROWNE

Cliff Aucott Crescent, Alsager

ST7 2FN



Offers Over £350,000

DESCRIPTION

A three bedroom detached family home on a corner plot with a highly sought-after development, close to the centre of Alsager!

A spacious family home in a delightfully 'tucked away' position which is beautifully presented throughout with a host of upgrades, including Amtico flooring to a number of rooms!

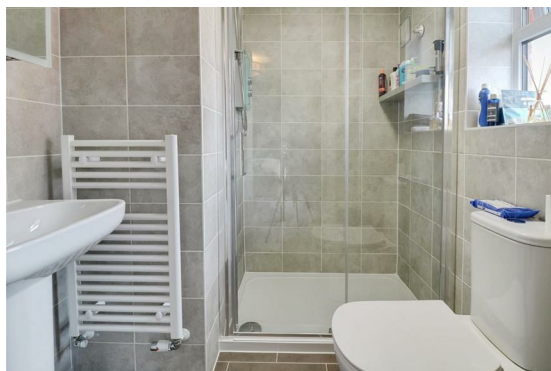
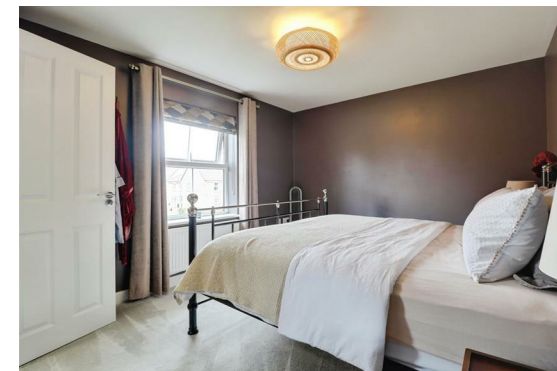
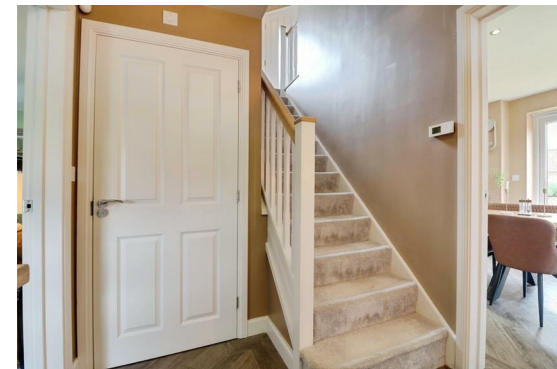
An entrance hallway leads to the generous lounge, a downstairs W/C and the well-proportioned kitchen/diner, which benefits from French doors which open into the rear garden, with a useful utility room completing the ground floor. Upstairs, there are three spacious bedrooms and the family bathroom, with the principal bedroom also benefitting from an en-suite shower room.

Off-road parking is provided via a tarmac driveway to the side of the property, with a lawned frontage and border hedges, whilst the rear garden features lawned and patio areas with raised beds, which wraps around the side and rear of the property.

Situated on the popular Scholar's Place development (built by David Wilson Homes) 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.

An exceptional property which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.





ROOM DESCRIPTIONS

Entrance Hall

Composite front door, Amtico flooring, ceiling light point, radiator.

Downstairs W/C

4'10" x 3'3"

Amtico flooring, ceiling light point, extractor fan, radiator, W/C, pedestal wash basin and tiled splashback.

Lounge

17'9" x 10'3"

Fitted carpet, two UPVC double glazed windows, two ceiling light points, two radiators.

Kitchen/Diner

17'9" x 9'5"

Two UPVC double glazed windows and French doors leading to the rear garden, Amtico flooring, downlights, two radiators, stainless steel sink with drainer, integrated dishwasher, oven, hobs, cooker hood, wall and base units providing storage.

Utility Room

5'9" x 5'6"

Amtico flooring, composite rear door, ceiling light point, extractor fan, combi gas central heating boiler, space and plumbing for appliances, under stairs storage cupboard, wall and base units.

Landing

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, storage cupboard.

Bedroom One

12'1" x 10'1"

Plus Recess for Wardrobes - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

En-Suite

6'0" x 5'8"

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, extractor fan, tiled walls, towel radiator, W/C, pedestal wash basin, shower cubicle.



Bedroom Two

10'11" x 9'9"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, storage cupboard.

Bedroom Three

8'10" x 7'5"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom

6'6" x 5'10"

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, extractor fan, towel radiator, tiled walls, W/C, pedestal wash basin, bath with overhead shower.

Outside

To the front of the property is lawned garden and a tarmacadam driveway, whilst the rear garden wraps around the property itself and features patio and lawned areas with raised beds.

Council Tax Band

The council tax band for this property is D.

Freehold 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

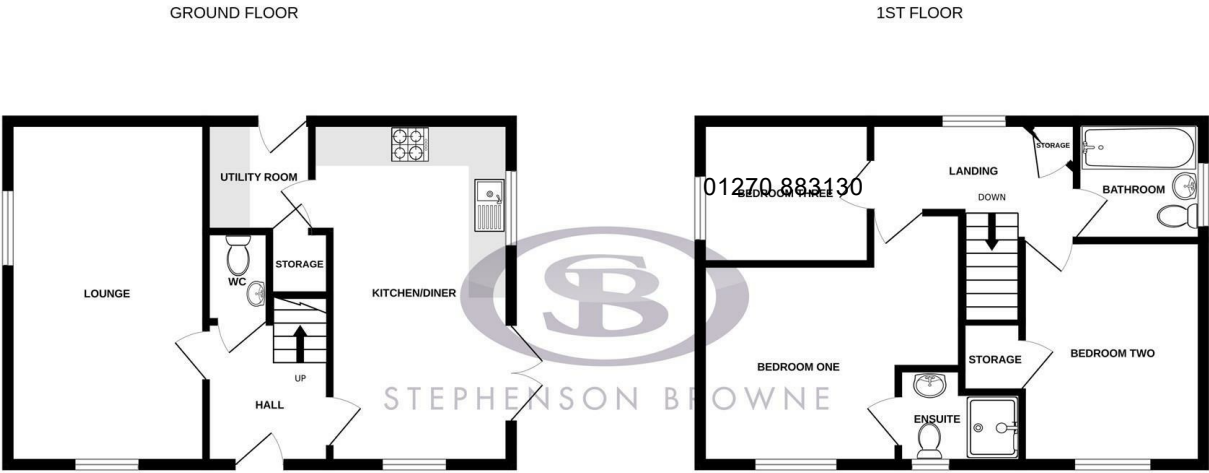
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Alsager AML Disclosure

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.



Floorplans

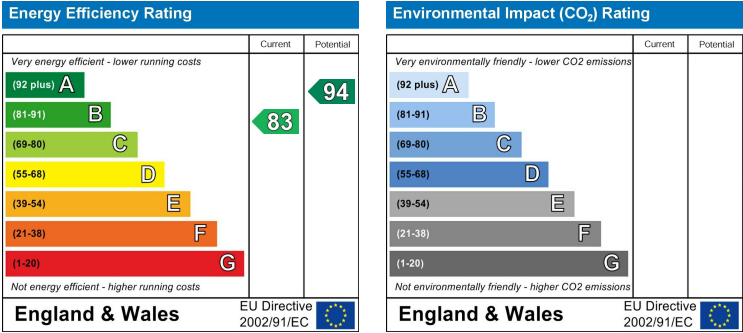


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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.

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

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