



**33 High Street**

ST7 8AG

**Offers In The Region Of £150,000**



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STEPHENSON BROWNE

A beautifully presented two bedroom mid-terraced home in a fantastic village location, with a garden to the rear and a first floor bathroom!

A superb opportunity to purchase a gorgeous forecourted home which would make an ideal first time buy, occupying an excellent position within Halmer End!

The property features two spacious reception rooms and a stylish high-gloss kitchen, whilst upstairs there are two double bedrooms and a family bathroom. To the rear of the property is a landscaped garden with patio and lawned areas with mature border shrubs, and an outbuilding for storage. An excellent space to get out and enjoy the best of the summer weather!

Halmerend is a small village on the outskirts of Newcastle-Under-Lyme and Alsager, close to various commuting routes such as the M6, A500 and A34 whilst retaining a peaceful position close to the surrounding countryside. Several schools are nearby, including Alsagers Bank Primary School and Sir Thomas Boughey Academy, A number of countryside walks and parks are within close proximity, including Bateswood Nature Reserve and Podmore Woods. We also believe the property benefits from the use of an adjacent off-road car park owned by the Parish Council for residents use.

A sensational home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.

#### Lounge

11'10" x 11'3" (3.61 x 3.43)

With Upvc double glazed window to front, Upvc double glazed frosted front access door with inset Georgian pattern, original cornice to ceiling, pendant light fitting, feature fireplace with granite hearth plus cast iron inset and open fire, electricity consumer unit BT & Sky connection points (Subject to usual transfer regulations), double panelled radiator, power points and access to;

#### Dining Room

11'8" x 11'8" (3.58 x 3.58)

With Upvc double glazed French doors to rear, three lamp light fitting, panelled radiator, power points, stairs to first floor landing and access off to;

#### Kitchen

11'1" x 6'2" (3.38 x 1.88)

With Upvc double glazed window to side, a range of base and wall mounted high gloss cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with built in sink unit with chrome mixer tap above, integrated four ring ceramic hob unit with oven beneath plus extractor hood above, integrated Beko slimline dishwasher, plumbing for automatic washing machine, space for condenser dryer, space for fridge/freezer, double panelled radiator, tiled flooring in slate effect, aqua board to splashback, double panelled radiator and power points.

#### Rear Porch

With Upvc double glazed panels to sides and rear, Upvc double glazed rear access door and tiled flooring.

#### Landing

With access to loft space, two pendant light fittings, panelled radiator and doors to rooms including;





#### **Bedroom One**

11'10" x 11'3" (3.61 x 3.45)

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.

#### **Bedroom Two**

11'8" x 8'9" (3.58 x 2.67)

With Upvc double glazed window to rear, pendant light fitting, panelled radiator, power points and door to built in storage cupboard.

#### **Bathroom**

10'7" x 6'2" (3.23 x 1.88)

With Upvc double glazed frosted window to rear, pendant light fitting, a white suite comprising of low level W/C, pedestal sink unit with monobloc chrome mixer tap above, panelled bath unit with monobloc chrome mixer tap plus thermostatic shower, ceramic half wall tiling with decorative mosaic border tile, ceramic tiled flooring, double panelled radiator and door to built in boiler cupboard housing a Baxi combination boiler providing the domestic hot water and central heating systems.

#### **Outside**

Forecourt - Bounded by garden brick walls with metal gate providing pedestrian access to the front of the property, gravelled area providing ease of maintenance and access alongside the property to;

Rear Garden - Bounded by concrete post and timber fencing, paved area providing patio and sitting space, lawn section with mature shrubs and plants to borders, external brick garden store providing ample external storage space plus access to an external W/C.

#### **Council Tax Band**

The council tax band for this property is A.

#### **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.

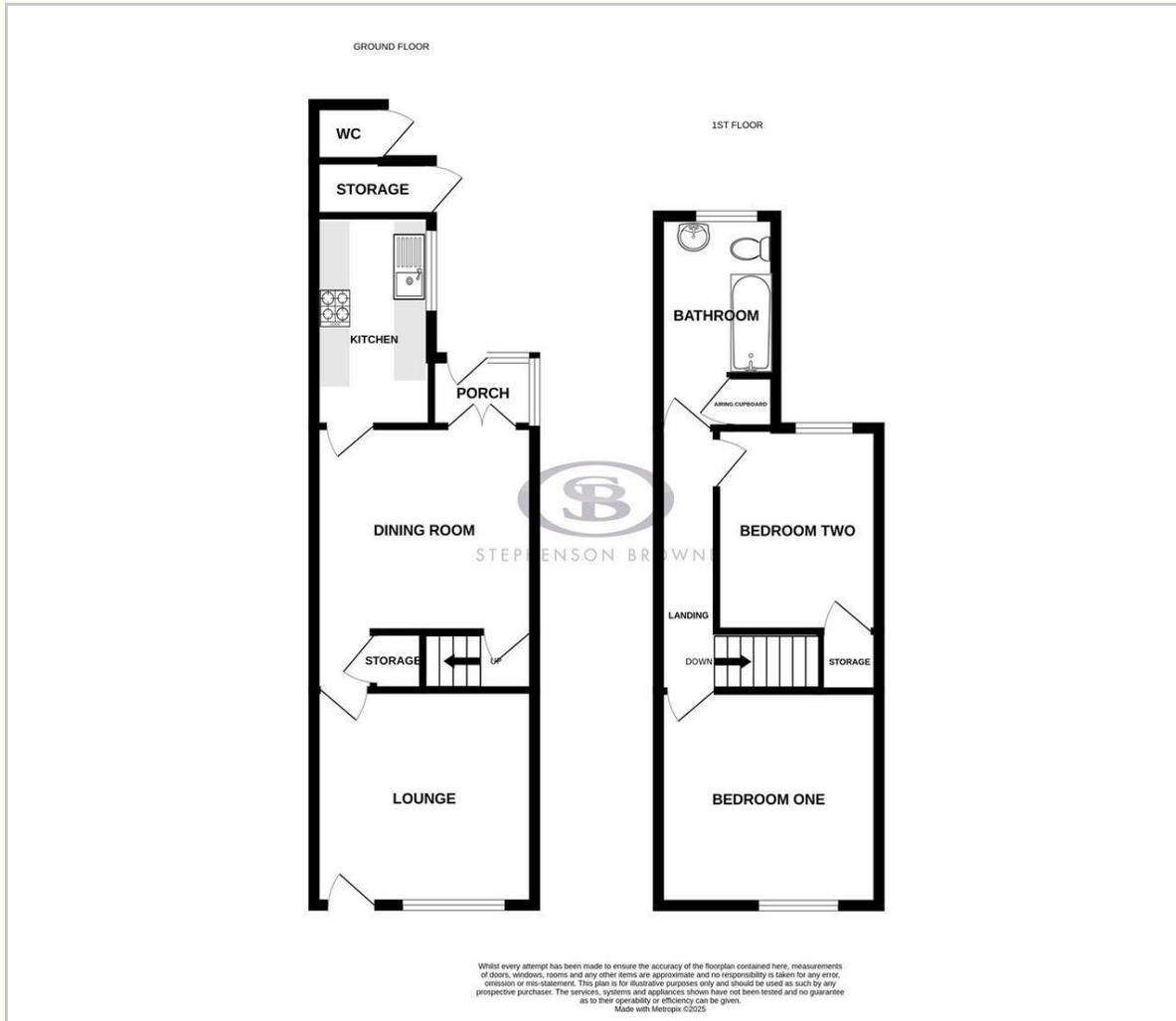
#### **NB: Copyright**

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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.

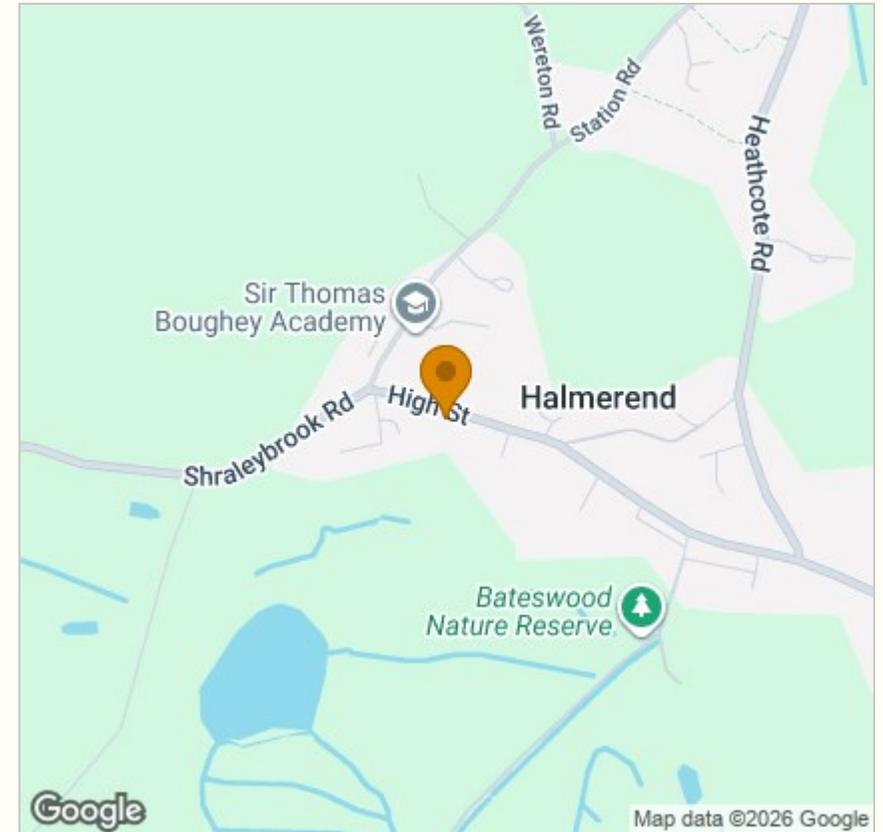
## Floor Plan



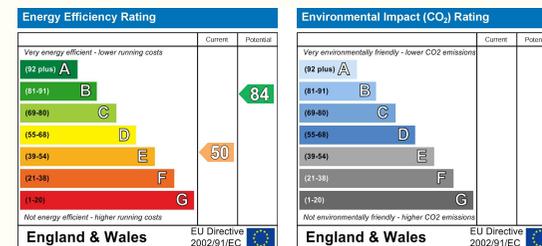
## Viewing

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

## Area Map



## Energy Efficiency Graph



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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