40 John Cliff Way

ST7 2ZU

Offers Over £210,000

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STEPHENSON BROWNE

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.

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!

Entrance Hall
Doors to all rooms. Storage cupboard. Composite entrance door with double glazed frosted insets. Single panel radiator.

Lounge
10'1" x 14'10"
Double glazed window to the front elevation. Double panel radiator.

Kitchen
8'9" x 10'3"
Double glazed window to the front elevation. Single panel radiator. Range of wall, base and drawer units with work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Space for washing machine. Integrated oven with gas hob and extractor canopy over. Integrated dishwasher. Integrated fridge freezer.

Bedroom One
8'5" x 11'6"
Single panel radiator. Double glazed window to the rear elevation. Fitted wardrobe with hanging rail and shelving.

Bedroom Two
7'7" x 10'5"
Single panel radiator. Double glazed window to the rear elevation.

Bathroom
5'7" x 6'9"
Single panel radiator. Double glazed frosted window to the side elevation. Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a panelled bath with shower attachment over.

Externally
To the front are two allocated parking spaces with lawned area to the front and side. The rear garden is accessed via a secure gate, mainly laid to lawn with paved patio area providing space for garden furniture. Fenced boundaries.

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

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.

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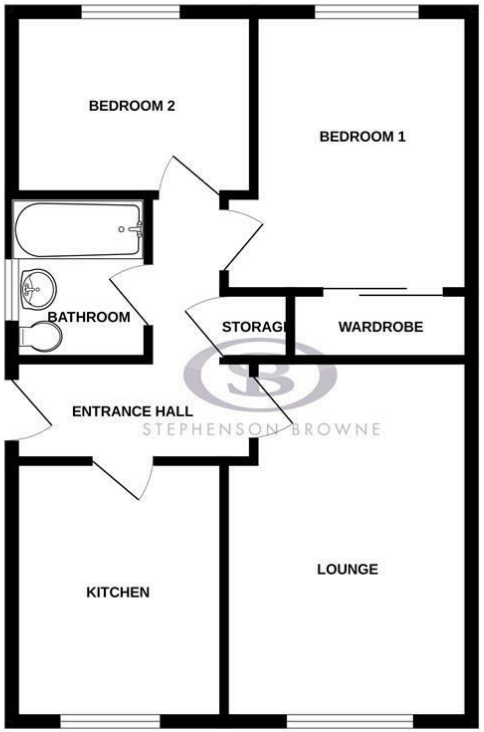
Floor Plan

GROUND FLOOR



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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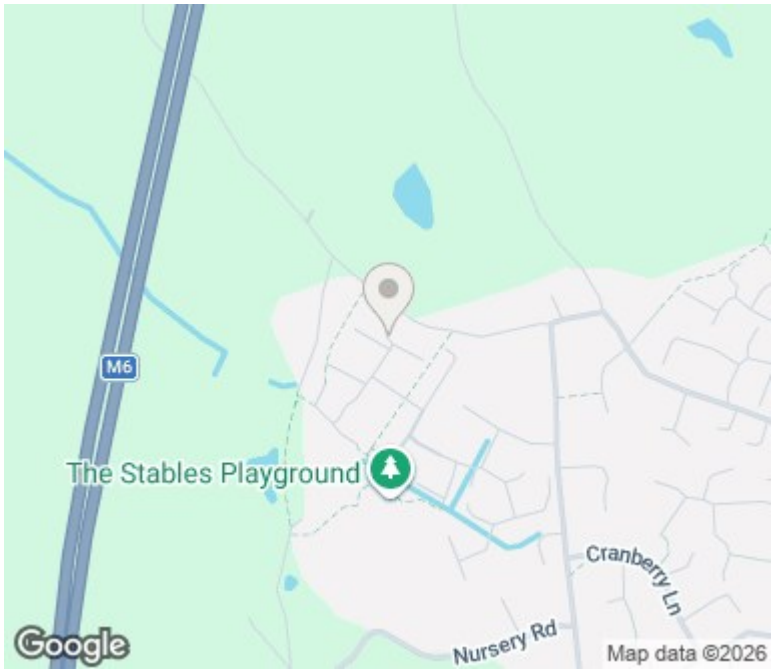
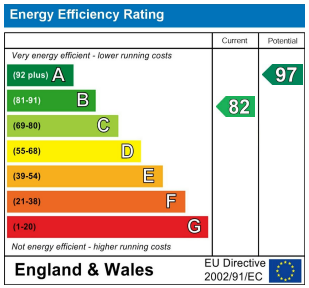
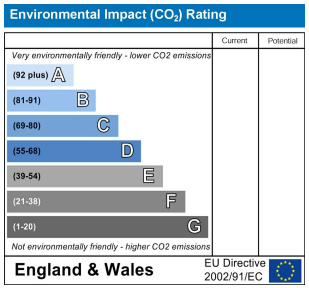
Area Map







Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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