



Stanley Court
Alsager, ST7 2BH

- A SPACIOUS DETACHED BUNGALOW
- WELL IMPROVED & PRESENTED
- HALL, OFFICE, SPACIOUS LOUNGE
- KITCHEN, ORANGERY/GARDEN ROOM
- TWO BEDROOMS, ENSUITE & SHOWER ROOM
- CONSERVATORY TO REAR
- GARDEN OUTBUILDING/OFFICE
- LANDSCAPED GARDENS & DRIVEWAY

£399,950





Property Description

INTRO

Shaw's & Co are delighted to offer a very spacious beautifully improved & presented link detached bungalow which must be viewed to be appreciated! comprising entrance hallway, a spacious lounge, opening in to the kitchen, a pleasant Orangery/garden room, master bedroom, ensuite, bedroom two, a white updated shower room. Off the hallway is a store room area, leading to the office with a front access door. Externally plenty of parking to the front, a landscaped low maintenance garden area. A very useful summerhouse with games room, plus office and a cloaks/w.c UPVC double glazing, beautiful composite front door. The property is located within easy access to all amenities, yet a well regarded cul de sac location. A stunning home ready to move in to! no chain. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 2BH. Turn in to the Cul De Sac and the property can be found on the left hand side, as identified by our for sale sign.





ENTRANCE HALL

Entered through a composite door with glazed side panels. Laminate flooring, radiator. Access to the boarded loft providing ample storage.

LOUNGE

18' x 10' 9" (5.49m x 3.28m)

Window to the front elevation, enhanced by the added benefit of inset blinds with convenient remote control.

Feature recesses, recessed spotlights, two radiators.

Double doors to:



KITCHEN

12' 6" x 10' 4" (3.81m x 3.15m)

Window to the side elevation. A range of wall and base units, one and half bowl single drainer sink unit, worksurface. Built in oven and microwave, induction hob with extractor over. Integrated dishwasher. Space for American style fridge freezer, subject to negotiations could be included in the sale, laminate flooring.

GARDEN ROOM

15' 5" x 14' 9" (4.7m x 4.5m)

Window to the side elevation, skylights, wall lights. Patio doors to the rear.



BEDROOM ONE

11' 4" x 10' 1" (3.45m x 3.07m)

Window to the rear elevation, glazed door leads to the garden room. Door to:

ENSUITE

12' 4" x 3' 3" (3.76m x 0.99m)

Suite comprising: enclosed double shower cubicle, low level W.C, wash hand basin. Shower screen walls, towel radiator.

BEDROOM TWO

11' 10" x 7' 11" (3.61m x 2.41m)

Window to the rear elevation, radiator.



SHOWER ROOM

Velux window to the roof. Suite comprising: double enclosed shower cubicle, low level W.C, wash hand basin. Built in cabinets, recessed spotlights.

STORE ROOM

Door to:

OFFICE

11' x 11 max' (3.35m x 3.35m)

Window to the side elevation, radiator. UPVC front access



door.

EXTERNALLY

FRONTAGE

A tarmac drive provides ample parking. A pathway leads to the side of the property.

REAR GARDEN AREA

OUTBUILDING

Useful storage space. UPVC clad for low maintenance, window to the front elevation.



GAMES ROOM/OFFICE

12' 4" x 9' 1" (3.76m x 2.77m)

Glazed front entrance doors.. decking with a glazed screen, external lighting.

OFFICE

11' 11" x 9' 10" (3.63m x 3m)

Windows to the front elevation, electric light and power. Entrance area with door to:

CLOAKROOM

Low level W.C, wash hand basin.



GARDEN AREA

A beautiful landscaped garden with a large paved patio area. The garden also has a degree of privacy and a pleasant outlook.

VIEWING ARRANGEMENTS

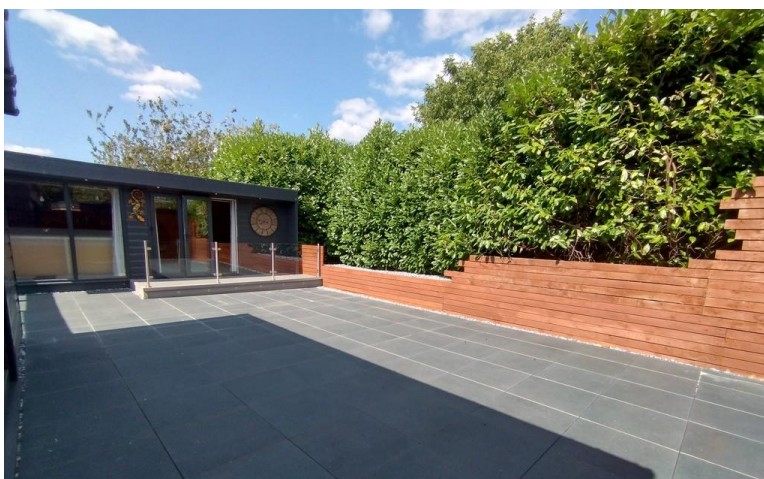
Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES





If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



LOCAL AUTHORITY

Cheshire East Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: Potential:









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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements