



Rye Close
Alsager, ST7 2XZ

- A IDEAL FIRST TIME BUY
- AN END TOWN HOUSE
- NO CHAIN
- HALL, KITCHEN
- LOUNGE/DINING ROOM TO REAR
- ONE DOUBLE BEDROOM
- LANDSCAPED GARDENS, PARKING
- UPVC D/GLAZING & GAS C/HEATING

£170,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale this end town house, an ideal first time buy and/or investment residence for the rental market. No chain. The property comprises hall with storage, a kitchen to the front, a lounge/dining room, first floor shower room, one double bedroom. Externally parking the front, a landscaped rear garden area. UPVC double glazing, gas combi heating. Some further cosmetic potential. The property is within a cul de sac location yet within easy access to all amenities and with the A500/A6 network and Alsager rail station a short distance. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 2XZ. On turning in to Rye Close the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a timber door with glazed panels. With a



store cupboard off.

LOUNGE

15' 6" reducing to 11' 6" x 11' 9" (4.72m x 3.58m)

With french doors lead to the garden, radiator, stair case to the first floor.

KITCHEN

8' 7" x 5' 6" (2.62m x 1.68m)

Window to the front elevation. A range of wall and base units, single drainer sink, worksurface. Soace for cooker, fridge freezer and washer. Wall mounted Baxi gas central heating boiler. Splash back tiling, radiator.



FIRST FLOOR LANDING

Double glazed window, over stairs cupboard. Doors to:

BEDROOM

13' 8" x 11' 10" (4.17m x 3.61m)

Window to the rear elevation, radiator. A double bedroom.

SHOWER ROOM

Window to the front elevation. Suite comprising: an enclosed shower cubicle, low level W.C, wash hand basin. Tiled walls, radiator.



EXTERNALLY

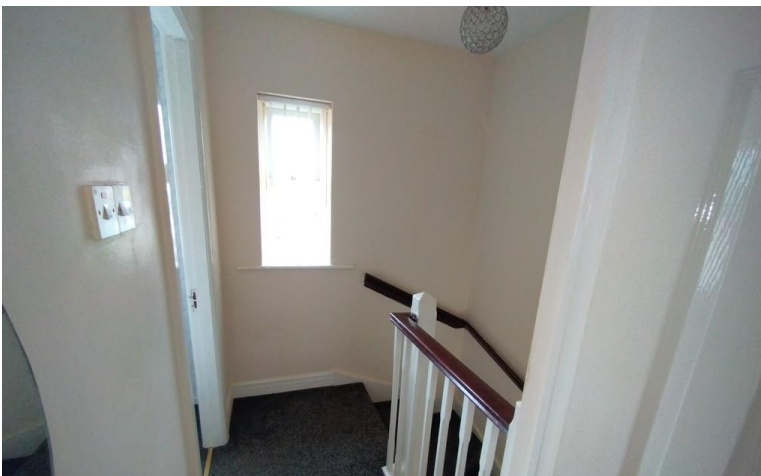
A driveway provides parking. A shared path at the side of the property leads to.

REAR

A landscaped garden laid to lawn. Paved patio, a pleasant garden area.

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 A

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 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