Shaw's
& Company Estate Agents Ltd

Clowes Avenue

Alsager, ST7 2RL

- A STUNNING DETACHED BUNGALOW
- REMODERNISED HIGH SPECIFICATION
- WELL APPOINTED MODERN KITCHEN
- SPACIOUS LOUNGE, DINING ROOM
- 3 BEDROOMS, WHITE UPDATED BATHROOM
- BEAUTIFULLY PRESENTED RESIDENCE
- PORCH, HALL, CLOAKS/W.C, REAR HALL
- STUNNING LANDSCAPED GARDENS

£399,950

Property Description

INTRO

Shaw's & Co are delighted to offer For Sale A truly stunning modernised refurbished detached spacious bungalow which will suit to discerning buyer searching for the forever home! The beautiful residence comprises, porchway area, entrance hall, a spacious lounge, a dining room with patio doors, a well appointed spacious modern kitchen with central island/breakfast bar, rear porch, cloaks/w.c three spacious bedrooms all with fitted wardrobes. A white updated bathroom with shower over & storage space. Externally a beautifully landscaped front garden, block paved driveway & parking. A good sized stunning landscaped rear garden with patio areas, courtyard & shrub borders, all attracting lots of sun. A double length tandem garage with outbuilding to the side. UPVC double glazing & gas combi heating. Easy access to failciities, road and rail links. Viewing essential!

DIRECTIONS
Please follow Sat Nav with postcode ST7 2RL. Follow the road around and the property can be found on the right hand side.

ENTRANCE PORCH
Entered through UPVC doors. With large feature windows to the front elevation, laminate flooring. Built in cupboard. Door to:

ENTRANCE HALL
Entered through a composite door with a glazed panel, radiator, access to all the internal main rooms with quality internal doors and fittings.

LOUNGE
16' 1" x 10' 6" (4.9m x 3.2m)
A spacious lounge with a large window to the front elevation, two feature leaded porthole style windows to the side. A well appointed feature fireplace with inset fire. Wall lights, arch to:

DINING ROOM
10' x 7' 10" (3.05m x 2.39m)
Patio doors to the rear garden, radiator.

KITCHEN
16' x 10' 6" (4.88m x 3.2m)
Windows to the side and rear elevations. An updated and well appointed extensive range of updated wall and base units, inset single drainer sink unit, worksurfaces, a central island and breakfast bar area. Integrated oven and induction hob with extractor over. Space for large tall American style fridge freezer, spaces for other appliances, under counter lighting, recessed spot lights to the ceiling, splash back tiling, vertical radiator, laminate flooring.

REAR PORCH
Store cupboard housing the Glow Worm gas central heating boiler. Tiled floor, UPVC external access door.

CLOAKROOM/W.C
Updated suite comprising: low level W.C, vanity wash hand basin. Window to the rear.

BEDROOM ONE
16' 6" x 9' (5.03m x 2.74m)
Window to the front elevation. Fitted wardrobes, radiator.

BEDROOM TWO
11' 10" x 10' 5" (3.61m x 3.18m)
Window to the front elevation. Fitted wardrobes, radiator.

BEDROOM THREE
12' 9" x 8' (3.89m x 2.44m)
Window to the rear elevation. Fitted wardrobes, radiator.

BATHROOM
Window to the rear elevation. An updated suite comprising: P shaped bath with shower over, low level W.C, wash hand basin. Shower screen walls, radiator. Store cupboard off.

EXTERNALLY

FRONTAGE
A pleasant landscaped garden which is laid to lawn with shrub borders. A good sized driveway provides ample off road parking and turning space.

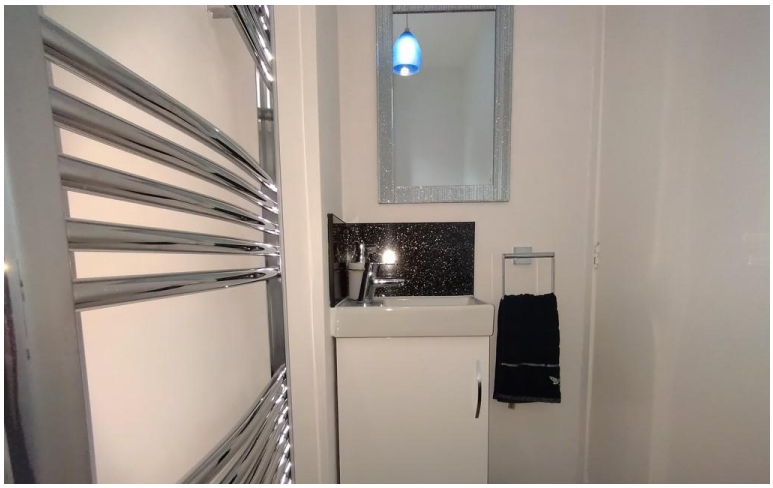
GARAGE
31' x 10' (9.45m x 3.05m)
A double tandem detached garage. Brick built construction with a pitched roof. Electric light and power, up and over front door, UPVC side access door. Attached outbuilding providing plenty of storage space.

REAR
Attracting most of the day sunshine, the generously sized garden is beautifully presented and landscaped garden area, with well established shrubs. Indian stone patio area, pathways for easy access and a gravelled finish to the rear part of the garden and to the rear of the garage. A paved courtyard area is located just from the rear door making pleasant outside space for a coffee.

NOTE
We are informed that Oak block flooring in installed under the carpet in the hallway, lounge and bedrooms.

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.

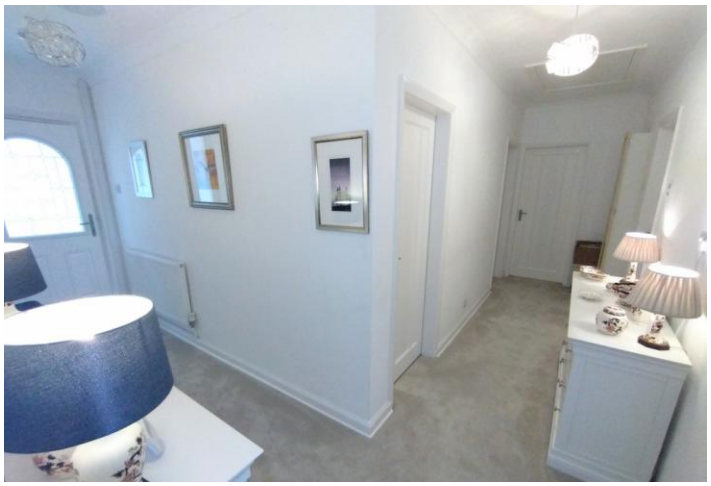
MORTGAGES
If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

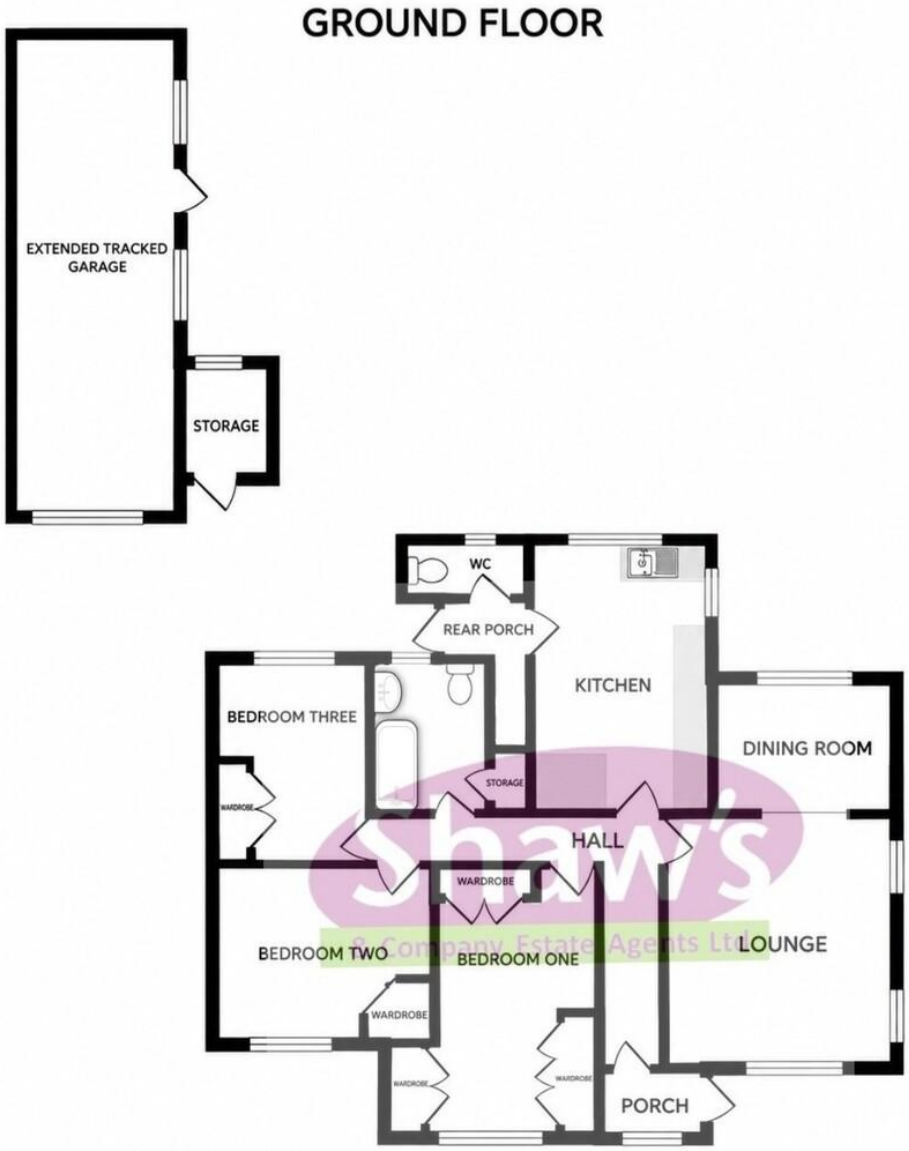
VALUATION
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising 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 D

EPC RATING (PDF available online)
Current: Potential:





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and the floor plan is an illustration only as a guide.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Floor Plan Creator

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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