



JASON SIMMONS POWERED BY **exp**™ UK

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Avon Court, Alsager, ST7

Offers Over £230,000

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- Two bedroom semi-detached bungalow
- NO ONWARD CHAIN
- Large lounge overlooking the garden
- Modern kitchen
- Newly renovated bathroom
- Driveway parking & Garage
- Good-sized rear garden
- Popular residential location, easy access to town centre
- Quote Ref:0070



Quote Ref: JS0070. A TWO BEDROOM SEMI-DETACHED BUNGALOW in a popular cul-de-sac location, and offered to the market with NO ONWARD CHAIN. Within walking distance of Alsager town centre. Briefly comprising; entrance hallway, LARGE LOUNGE, modern fitted kitchen, two double bedrooms and a MODERN BATHROOM. Also, having DRIVEWAY PARKING LEADING TO GARAGE, double glazing, central heating and a good-sized rear garden. INTERNAL VIEWING HIGHLY RECOMMENDED.





GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 1490 sq.ft. (138.1 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should be used as a guide only. Prospective buyers should not rely on these measurements or representations. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is the responsibility of the prospective purchaser to have an independent survey carried out and to make their own investigations.



3/11/24, 2:39 PM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK English | [Overview](#)

Energy performance certificate (EPC)

9 Arne Close STOKE-ON-TRENT ST2 2RA	Energy rating F	Valid until 14 May 2025
Certificate number 8814-4026-1385-1487-4204		

Property type Semi-detached bungalow
Total floor area 59 square metres

Rules on letting this property

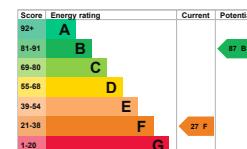
1 You may not be able to let this property

This property has an energy rating of F. It cannot be let unless an exemption has been registered. You can read guidance for landlords on the regulations and get help to register the property's energy efficiency.

Energy rating and score

This property's energy rating is F. It has the potential to be B.

[Get help to improve this property's energy efficiency](#)



The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales

<https://find-energy-certificate.service.gov.uk/energy-certificate/2014-3026-1205-1667-0204>

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