

STEPHENSON BROWNE

Clowes Avenue, Alsager

ST7 2RL

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£390,000

DESCRIPTION

A fully modernised THREE BEDROOM detached bungalow with a detached double-length tandem garage, occupying a pleasant tucked-away position close to the heart of Alsager.

Beautifully presented throughout and ready to move straight into, this spacious bungalow is ideal for those looking to downsize without compromising on room sizes or comfort. Having been thoughtfully updated in recent years, the property benefits from a stylish recently installed shower room, whilst the modern breakfast kitchen provides excellent everyday living space.

The accommodation begins with an entrance porch and welcoming hallway leading to a generous lounge with access to a dining area. The well-appointed kitchen features a central island with breakfast bar, creating a sociable hub of the home. All three bedrooms benefit from fitted wardrobes, whilst the contemporary bathroom completes the main accommodation. A rear porch provides access to a separate WC and leads out to the rear garden.

Externally, a brick-paved driveway provides ample off-road parking and leads to a detached brick-built tandem garage measuring an impressive 31ft in length. The well-maintained gardens to both the front and rear further enhance the property, with the rear garden enjoying lawned and patio areas together with an excellent degree of privacy, making it the perfect place to relax and enjoy the summer months.

Situated on Clowes Avenue, the property enjoys a peaceful position whilst remaining within easy reach of Alsager's wide range of amenities. Excellent commuting links via the M6, A500 and A34 are close by, whilst













Alsager railway station is within walking distance. Excalibur Primary School is also conveniently located nearby.













ROOM DESCRIPTIONS

Entrance Porch
6'0" x 5'0"
Double glazed French doors. Double glazed window to the front elevation. Composite entrance door having double glazed frosted insets into:-

Entrance Hall
L-shaped entrance hall with fitted carpet, two ceiling light points, loft access, radiator.

Lounge
15'4" x 13'0"
Fitted carpet, UPVC double glazed window and two UPVC double glazed stained glass feature porthole windows, ceiling light point and two wall light points, radiator, opening into?:-

Dining Room
10'0" x 7'10"
Fitted carpet, double glazed sliding patio doors, ceiling light point, radiator.

Kitchen
15'4" x 10'6"
Laminate flooring, two UPVC double glazed windows and timber & glass panelled door leading to rear porch, downlights, feature tall radiator. One and a half bowl sink with drainer, tiled splashback, wall and base units providing ample storage, space and plumbing for appliances. Integrated oven and hobs, space for a dishwasher, American-style fridge/freezer, washing machine and tumble dryer. Central island featuring breakfast bar.

Rear Porch
Laminate flooring, UPVC double glazed rear door, storage cupboard housing gas central heating boiler.

WC
Laminate flooring, UPVC double glazed window, ceiling light point, WC.

Bedroom One
16'6" x 9'0"
Fitted carpet, UPVC double glazed window, two ceiling light points, radiator, fitted wardrobes.

Bedroom Two
11'10" x 10'5"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

Bedroom Three
12'9" x 8'0"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.













Bathroom
7'8" x 6'6"
Vinyl wet room style flooring, UPVC double glazed window, downlights and extractor fan, airing cupboard, chrome towel radiator. W/C, wash basin with vanity unit, P-shaped bath with rainfall shower.

Externally
To the front of the property is a brick paved driveway and lawned garden with mature border shrubs, whilst the generous rear garden features lawn, patio and gravelled areas with mature border shrubs and trees, with a brick built storage shed adjoining the garage.

Detached Tandem Garage
31'6" x 10'0"
A detached double length tandem garage with up and over garage door, UPVC double glazed side access door and two windows, two ceiling strip lights and sockets.

Alsager AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

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

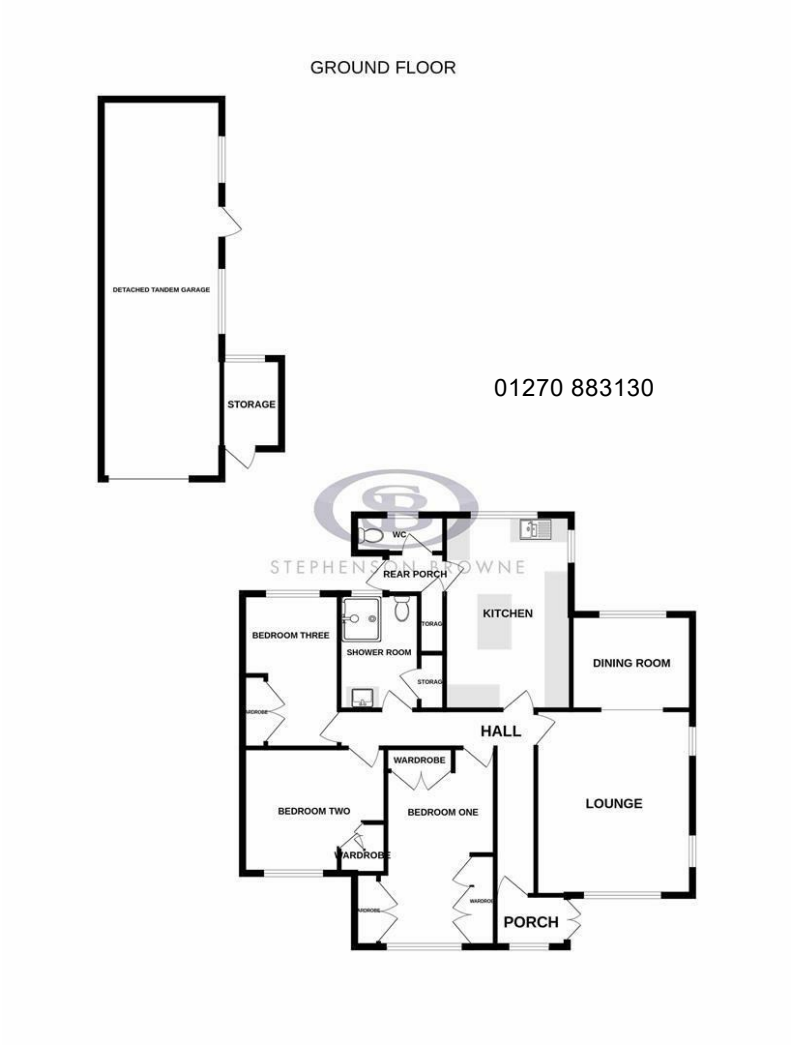
Freehold Tenure
We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright
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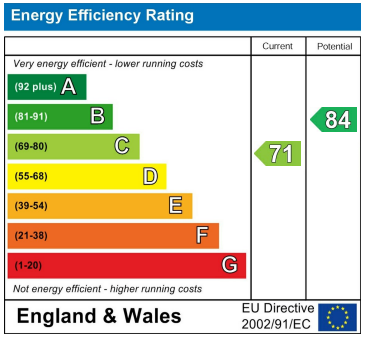
Floorplans

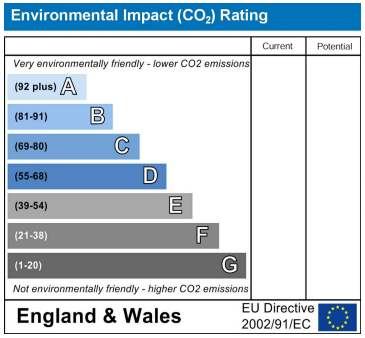


Area Map



EPC Rating





Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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