STEPHENSON BROWNE

Bailey Court, Alsager

ST7 2YH

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Offers Over £180,000

Description

Stephenson Browne are delighted to bring to market this very well presented, two double bedroom home on Bailey Court, sat within a popular residential development on the outskirts of Alsager. This property is ready to move straight into, with no onward chain, and would suit a range of buyers, whether you are taking your first step onto the property ladder, downsizing or looking for an investment!

In brief, the property comprises of: entrance hall, generous lounge having under the stairs storage and a lovely kitchen diner overlooking the garden. The room consists of a range of wall, base and drawer units having an integral sink with drainer, oven, four point gas hob with extractor over as well as space/plumbing for a washing machine and fridge freezer. Upstairs you will find two well proportioned double bedrooms and a bathroom hosting a white three piece suite with over the bath shower.

Externally, the property presents a lovely frontage with decorative shrubs and plants, and pathway leading up to the front door. Also having a garden store and enjoying a tandem driveway providing invaluable off road parking for two cars. The main garden offers a Westerly aspect, and is nice and private having a combination of patio, artificial lawn and handily having a shed for storage.

The property also features a recently installed gas central heating boiler, still in warranty.

To appreciate everything Bailey Court has to offer, early viewings come highly recommended - contact Stephenson Browne today!

Room Descriptions

Entrance Hall
With wood laminate flooring, ceiling light fitting, radiator, wall thermostat, stairs to first floor and door to:

Lounge
15'9" x 12'8" (max measurements)
Enjoying wood laminate flooring, ample sockets, coving to the ceiling, ceiling light fitting, two radiators, door to under the stairs storage, UPVC double glazed window to front elevation and door to:

Kitchen Diner
12'7" x 7'9"
Comprising of a range of wall, base and drawer units with granite effect working surfaces over, tiled splashbacks and having integral appliances including: stainless steel sink with drainer, oven, four point gas hob with extractor over as well as having space/plumbing for a washing machine and fridge freezer. Also having plenty of space for a dining table, tile effect flooring, two ceiling light fittings, radiator, ample sockets, wall mounted boiler, UPVC double glazed window to rear elevation, UPVC door with double glazed insert opening to the garden.

First Floor Landing
With fitted carpet, ceiling light fitting, loft access via hatch and doors to all first floor rooms, including:

Principal Bedroom
12'7" x 8'6"
Enjoying a UPVC double glazed window to rear elevation, fitted carpet, radiator, ceiling light fitting, coving to the ceiling and ample sockets.

Bedroom Two
12'8" x 8'10"
Another well proportioned double room with door to over the stairs storage cupboard, fitted carpet, UPVC double glazed window to front elevation, arched UPVC double glazed window to front elevation, ample sockets and radiator.

Bathroom
6'1" x 6'1"
With a push flush WC, pedestal hand basin and panelled bath with over the bath shower, glass screen and tiled walls creating splashbacks. With tile effect flooring, two wall light fittings, coving to the ceiling and radiator.

Externally
To the front elevation is a paved pathway leading to the front door, having canopy over and access to an attached store room ideal for housing garden items. Having gravel borders to each side and a range of decorative shrubs and bushes. You will also find a tarmac tandem driveway to suit approximately two cars.

The rear garden is lovely and private having a paved patio and pathway leading to the rear gate. Also with artificial lawn, flower bed incorporating shrubs and plants, fence boundary to all elevations and shed store.

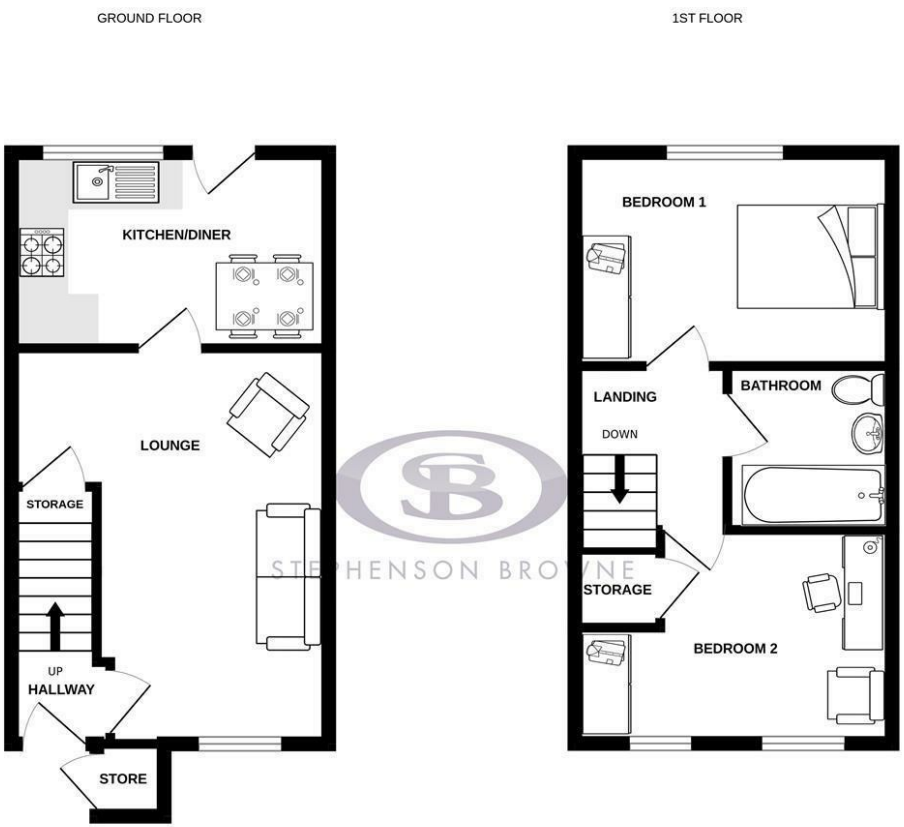
Alsager AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual 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 B.

NB: 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
The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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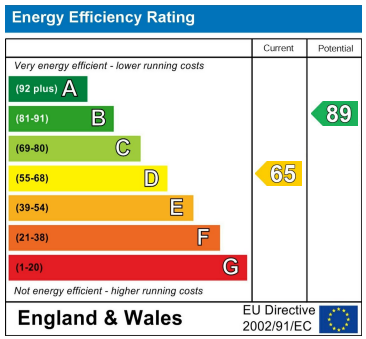
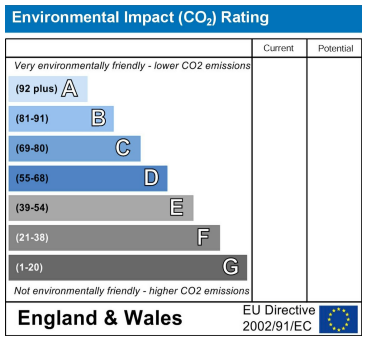
Area Map

EPC Rating





Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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