



STEPHENSON BROWNE

College Road, Alsager

ST7 2SS



£245,000

DESCRIPTION

A beautiful two bedroom semi-detached TRUE BUNGALOW occupying a very generous plot with a STUNNING REAR GARDEN, offered for sale with no onward chain!

A fantastic opportunity to purchase a bungalow which is most definitely ready to move into, located in a prominent position close to the centre of Alsager. Well-presented throughout, this home is an ideal option for those wishing to downsize without the need to renovate!

An entrance porch and hallway leads to all rooms, with a spacious lounge, kitchen, two bedrooms and the shower room. Just off the second bedroom is a conservatory which opens onto the rear garden. Ample off-road parking is provided via a driveway and detached garage, but the real surprise here is the rear garden. Beautifully landscaped to include lawned and patio areas, with a porcelain tiled seating terrace providing the ideal space to relax and unwind. Offering an excellent degree of privacy, the garden is a real suntrap and creates an exceptional entertaining area. There is also a useful loft space which is half-boarded and accessed via pull-down ladders.

College Road is a sought-after location in Alsager which is ideal for families, in part due to its close proximity to several schools, including Pikemere County Primary School and Alsager School, with easy access to the wealth of amenities within Alsager itself. Commuting links such as the M6, A500 and A34 are also only a short distance away, whilst leisure facilities such as Alsager Leisure Centre and Alsager Sports Hub are within easy reach.

A beautifully-presented true bungalow which



is most definitely ready to move into! Please contact Stephenson Browne to arrange your viewing.



ROOM DESCRIPTIONS

Entrance Porch

Timber framed door and window, vinyl laminate flooring, wall light point, timber framed door into;

Entrance Hall

Laminate flooring, downlights, radiator, storage cupboard.

Lounge

14'6" x 10'9"

Fitted carpet, UPVC double glazed window, downlights, radiator, electric fire.

Kitchen

10'10" x 8'7"

Tiled flooring, UPVC double glazed window and rear door, downlights, radiator, stainless steel sink with drainer, integrated oven, hobs and cooker hood, space and plumbing for appliances, breakfast bar, wall and base units.

Bedroom One

12'4" x 10'8"

Fitted carpet, UPVC double glazed window, downlights, radiator.

Bedroom Two

11'11" x 9'4"

Laminate flooring, UPVC double glazed patio doors leading to the Conservatory, radiator, downlights.

Conservatory

8'3" x 7'1"

Fitted carpet, UPVC double glazed windows and French doors leading to the rear garden, wall light point.

Shower Room

6'3" x 5'3"

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, extractor fan, radiator, tiled walls, W/C, pedestal wash basin, shower cubicle.

Loft Space

A half-boarded loft space accessed via a pull-down ladder.



Outside

To the front of the property is a paved and tarmacadam driveway extending to the side of the bungalow, with a lawn and slated area. The generous rear garden features a patio, lawn, porcelain tiled seating terrace, with a border hedge and a large storage shed.

Detached Garage

Detached single garage, double doors, power and lighting.

Council Tax Band

The council tax band for this property is C.

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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Alsager AML Disclosure

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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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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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Area Map



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					