



## 1 The Plex

ST7 2NT

**Offers Over £280,000**



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STEPHENSON BROWNE

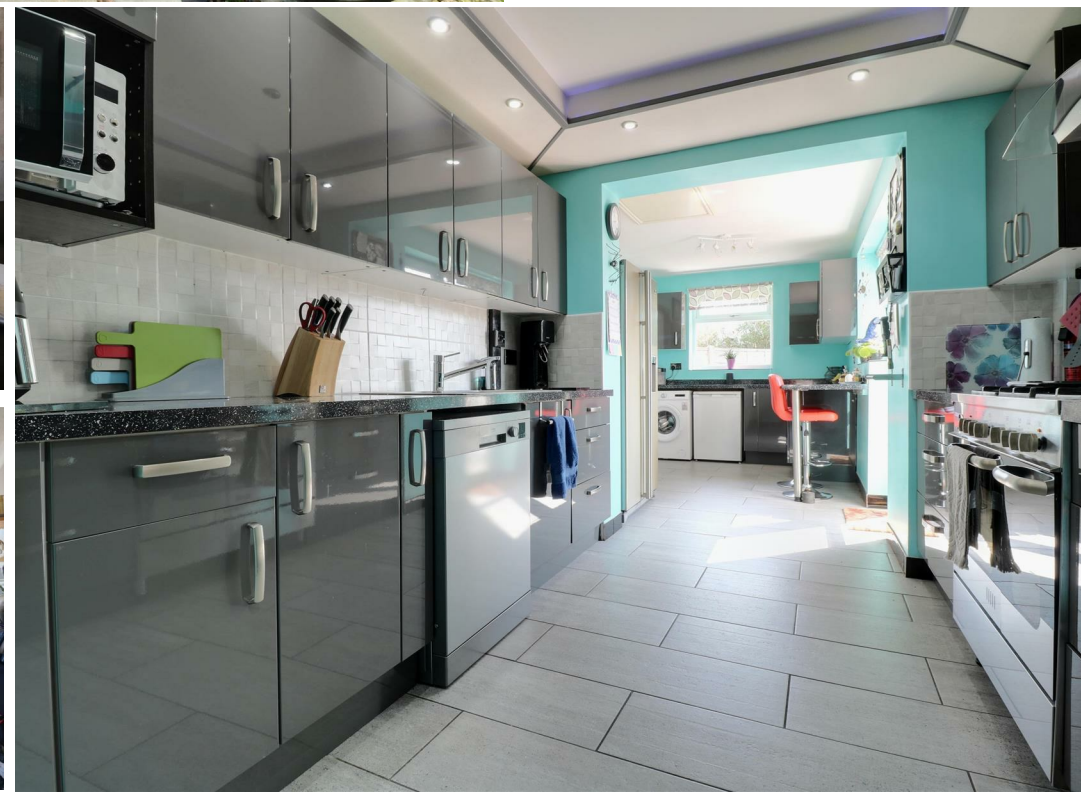
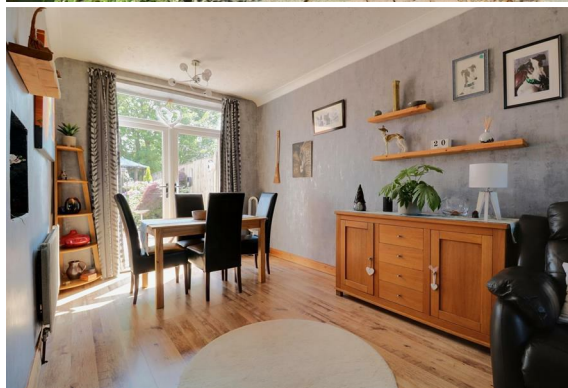
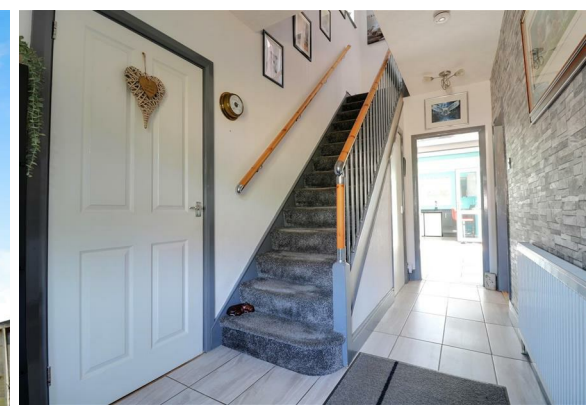
An incredibly rare opportunity to purchase a three bedroom end terraced property with an ADJOINING ONE BEDROOM SELF-CONTAINED ANNEXE, which features a lounge, kitchen, bedroom and en-suite shower room! Situated on a sizeable corner plot in a quiet cul-de-sac close to Alsager town centre, the property has ample off-road parking, including space and a power point for a caravan or motorhome!

This extended property features a total of four bedrooms, two kitchens, two bathrooms and two reception rooms, creating an ideal family home and perfect for those with teenagers or relatives requiring their own space, whilst remaining within comfortable reach! Benefiting from it's own side access, the annexe can remain as a separate entity, although an integral door leading through to the main hallway provides access into the original house itself if needed.

An entrance hall leads to the lounge/diner and kitchen, with a sizeable utility space and downstairs W/C, whilst upstairs there are three bedrooms and the family bathroom. The annexe comprises a reception room, kitchen, bedroom and en-suite shower room. Off-road parking is provided via a tarmacadam and graveled driveway, with gardens to the side and rear of the property featuring patio areas and a host of mature shrubs and plants, creating an idyllic spot to relax.

Situated in a quiet cul-de-sac position on The Plex, just off Wilbrahams Way, the property is perfectly placed for the wealth of amenities within Alsager, whilst several schools are nearby including Alsager Highfields Foundation Primary School and Alsager School, with Wood Park Playing Fields also nearby. Leisure facilities including Alsager Leisure Centre, Alsager Cricket Club and Alsager Town Football Club are also within easy reach.

An incredibly rare opportunity and fantastic value for money! Please contact Stephenson Browne to arrange your viewing.



### **Entrance Hall**

Composite front door, tiled flooring, two ceiling light points, radiator, under stairs storage cupboard.

### **Lounge/Diner**

24'7" x 11'4"

Laminate flooring, UPVC double glazed bay window and French doors leading to the rear garden, two ceiling light points, two radiators, feature fireplace.

### **Kitchen**

9'10" x 8'10"

Tiled flooring, downlights, tiled splashback, stainless steel sink with drainer, wall and base units, space for a Range-style cooker, opening into;

### **Utility Room**

12'3" x 7'8"

Tiled flooring, two UPVC double glazed windows and rear door, ceiling light point, loft access, breakfast bar, space and plumbing for appliances, wall and base units, feature tall radiator.

### **Downstairs W/C**

5'7" x 3'10"

Tiled flooring, UPVC double glazed window, ceiling light point, radiator, W/C, wash basin with vanity unit, tiled splashback.

### **Sitting Room (Annexe)**

12'3" x 10'8"

Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator.

### **Kitchen (Annexe)**

12'3" x 9'6"

Vinyl tile effect flooring, UPVC double glazed window and side door, ceiling light point, radiator, wall and base units, stainless steel sink with drainer, integrated induction hobs, oven, cooker hood, breakfast bar.

### **Bedroom Four (Annexe)**

12'3" x 9'9"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

### **En-Suite Shower Room (Annexe)**

8'0" x 5'6"

Vinyl tile effect flooring, UPVC double glazed window, downlights, chrome towel radiator, part tiled walls, W/C, wash basin with vanity unit, shower cubicle, extractor fan.

### **Landing**

Fitted carpet, UPVC double glazed window, ceiling light point.



### **Bedroom One**

14'3" x 9'5"

Minimum measurement to Fitted Wardrobes - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Bedroom Two**

10'0" x 8'3"

Minimum measurements to Fitted Wardrobes - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### **Bedroom Three**

9'2" x 6'4"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, storage cupboard.

### **Bathroom**

7'3" x 7'0"

Vinyl tile effect flooring, UPVC double glazed window, downlights, loft access, chrome towel radiator, airing cupboard, tiled walls, W/C, wash basin with vanity unit, bath with overhead shower, extractor fan.

### **Outside**

Sitting on a sizeable corner plot, the property features a tarmacadam and graveled driveway (with space and powerpoint for a motorhome/caravan), mature shrubs and a patio area to the side of the property with further shrubs. The rear garden features patio areas with mature border shrubs.

### **Loft Space**

A boarded loft space with power and lighting, with potential for conversion (subject to planning permission and building regulations).

### **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.

### **Alsager AML Disclosure**

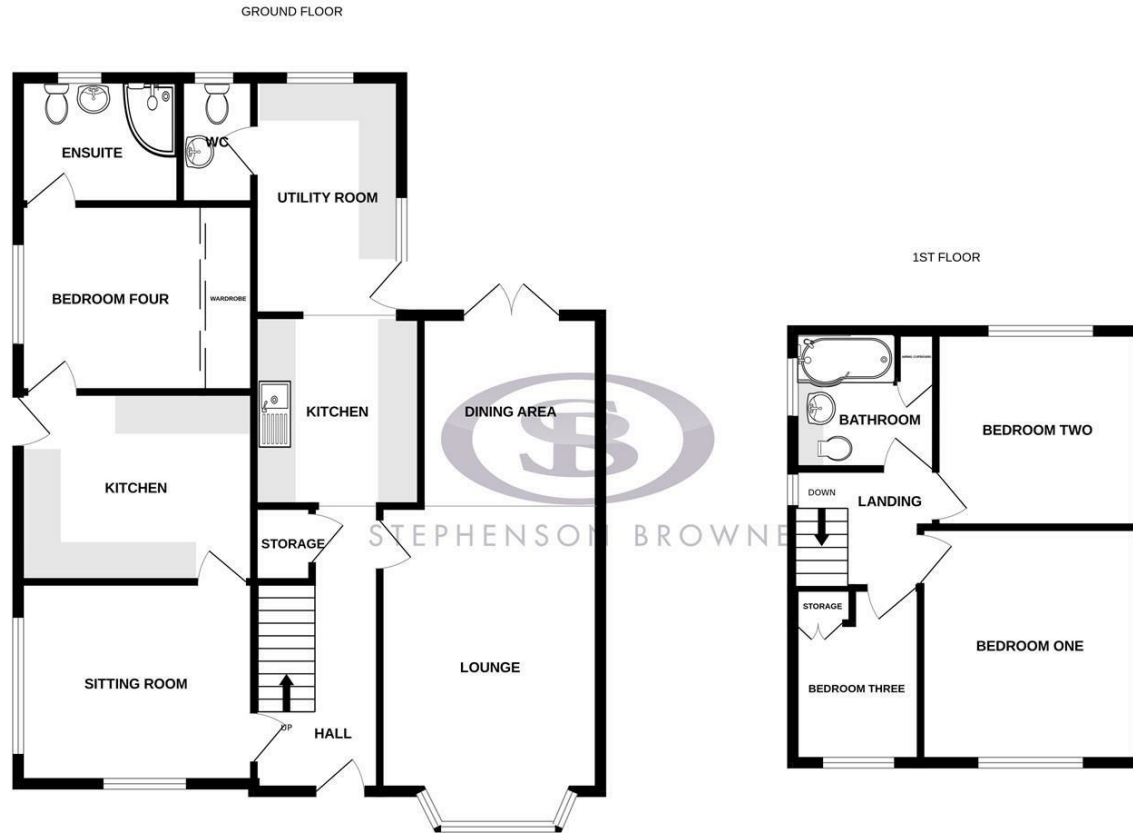
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required,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



## Floor Plan



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



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

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

## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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