



STEPHENSON BROWNE

## Bailey Court, Alsager

ST7 2YH



£190,000

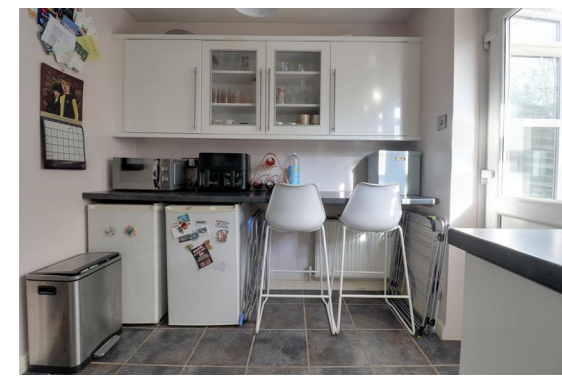
## Description

Stephenson Browne are delighted to bring to market this well presented, TWO DOUBLE BEDROOM MEWS home on Bailey Court, sat within a popular residential development on the outskirts of Alsager. This property is ready to move straight into 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 benefitting from under the stairs storage, conservatory and 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 undercounter fridge and freezer. Upstairs you will find two well proportioned double bedrooms having fitted wardrobes and a bathroom hosting a white three piece suite with over the bath shower.

Externally, the rear garden enjoys great privacy with wooded backdrop having a paved patio area with well stocked borders. There are also two side by side allocated parking spaces.

To appreciate everything Bailey Court has to offer, early viewings come highly recommended - we don't expect it to be on the market for long! To arrange yours and avoid missing out, call Stephenson Browne today!!



# Room Descriptions

## Entrance Hall

uPVC panelled door with double glazed frosted insets. Stairs to the first floor. Single panel radiator. Door into:-

## Lounge

15'10" x 12'8"  
Single panel radiator. Double glazed window to the front elevation. Electric fire with tiled hearth. Understairs storage cupboard.

## Kitchen Breakfast Room

12'7" x 7'10"  
Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Integrated oven with electric hob and extractor canopy over. Space and plumbing for a washing machine. Space for undercounter fridge and freezer.

## Conservatory

9'0" x 8'5"  
Double glazed windows all round. Double glazed French doors opening to the rear garden.

## First Floor Landing

Doors to all rooms. Loft access point.

## Bedroom One

12'7" x 8'8"  
Double glazed window to the rear elevation. Single panel radiator. Fitted wardrobes with hanging rail and shelving.

## Bedroom Two

10'4" x 8'9"  
Two double glazed windows to the rear elevation. Single panel radiator. Storage cupboard housing the hot water cylinder. Fitted wardrobes with hanging rail and shelving.



### Family Bathroom

6'1" x 6'1"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a panelled bath with electric shower over. Tiled walls. Shaver point.

### Externally

The rear garden is mainly paved for ease of maintenance with stocked borders housing. Variety of trees, shrubs and plants. Access gate to parking area. Two allocated parking spaces.

### Council Tax Band

The council tax band for this property is B

### NB: Tenure

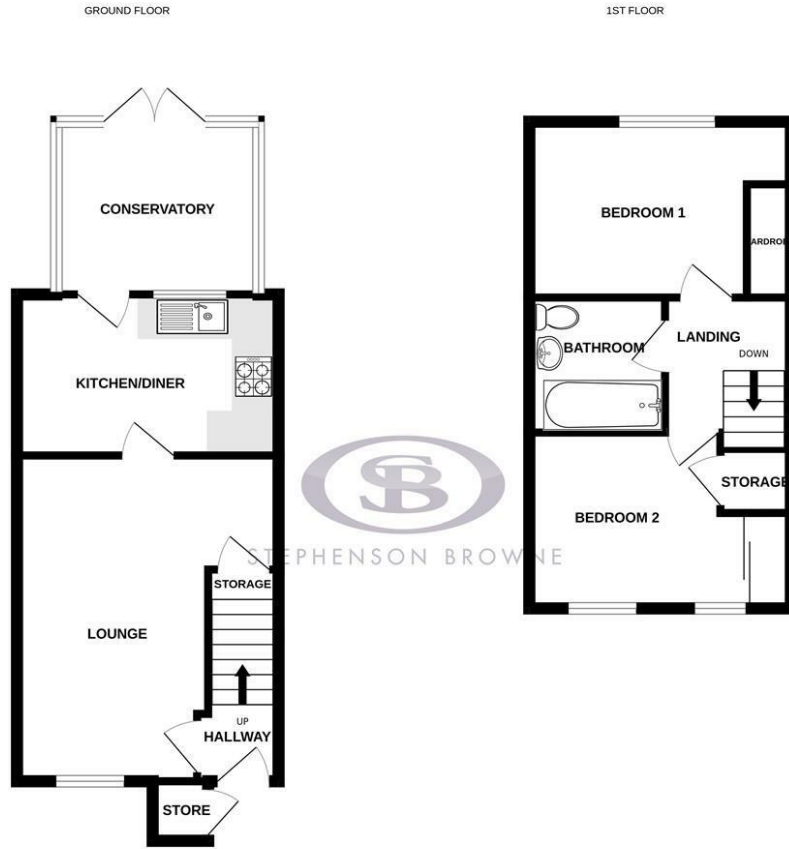
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### NB: Copyright

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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. Made with Metropix ©2025

# Area Map



# EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# 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

**T: 01270 883130 E:**

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