



STEPHENSON BROWNE

Bailey Court, Alsager

ST7 2YH



£190,000

Description

A two bedroom mid-townhouse which would make an ideal first time buy, with a delightful rear garden which backs onto greenery! This well-presented home benefits from a 'tucked away' position on Bailey Court, whilst remaining close to the centre of Alsager and a number of transport links.

An entrance hallway leads to the lounge, which opens into the modern kitchen/diner with a door leading to the rear garden. Upstairs, there are two bedrooms and the family bathroom. Off-road parking is provided via a tarmac driveway, whilst the delightful rear garden includes patio and lawned areas with mature shrubs and a useful storage shed. Backing onto woodland and greenery, the garden creates an idyllic spot to relax and enjoy the best of the weather!

Situated on Bailey Court, just off Edwards Way, the property is ideally placed for a number of transport links such as the M6, A500 and A34, whilst Alsager Train Station is only a short distance away. Several schools are nearby, whilst the wealth of amenities within Alsager and Kidsgrove are both within easy reach.

An excellent opportunity which would be ideal for first time buyers or those wishing to downsize! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Entrance Hall

UPVC double glazed front door, ceiling light point, radiator.

Lounge

15'10" x 12'7"

Maximum measurements, narrowing to 2.809m;
Laminate flooring, UPVC double glazed window, ceiling light point, radiator, under stairs storage cupboard.

Kitchen/Diner

12'6" x 7'10"

Tiled flooring, UPVC double glazed window and rear door, two ceiling light points, radiator, one and a half bowl stainless steel sink with drainer, tiled splashback, wall and base units units, space and plumbing for appliances, Baxi combi gas central heating boiler, space for a breakfast bar/dining table.

Landing

Fitted carpet, ceiling light point, loft access.



Bedroom One

12'8" x 8'8"

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



Bedroom Two

10'3" x 8'11"

Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator, storage cupboard, wardrobe space.



Shower Room

6'1" x 5'11"

Tiled flooring, part tiled walls, ceiling light point, radiator, extractor fan, W/C, pedestal wash basin, shower cubicle.



Outside

The property includes a slate frontage, with a separate tarmacadam driveway and lawned area, whilst the rear garden backs onto woodland and includes two patio areas, a lawn, border hedges and shrubs, and a useful storage shed. Enjoying an excellent degree of privacy, the garden creates an idyllic setting to relax and enjoy the best of the weather, whilst remaining close to nature!

Council Tax Band

The council tax band for this property is B.

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

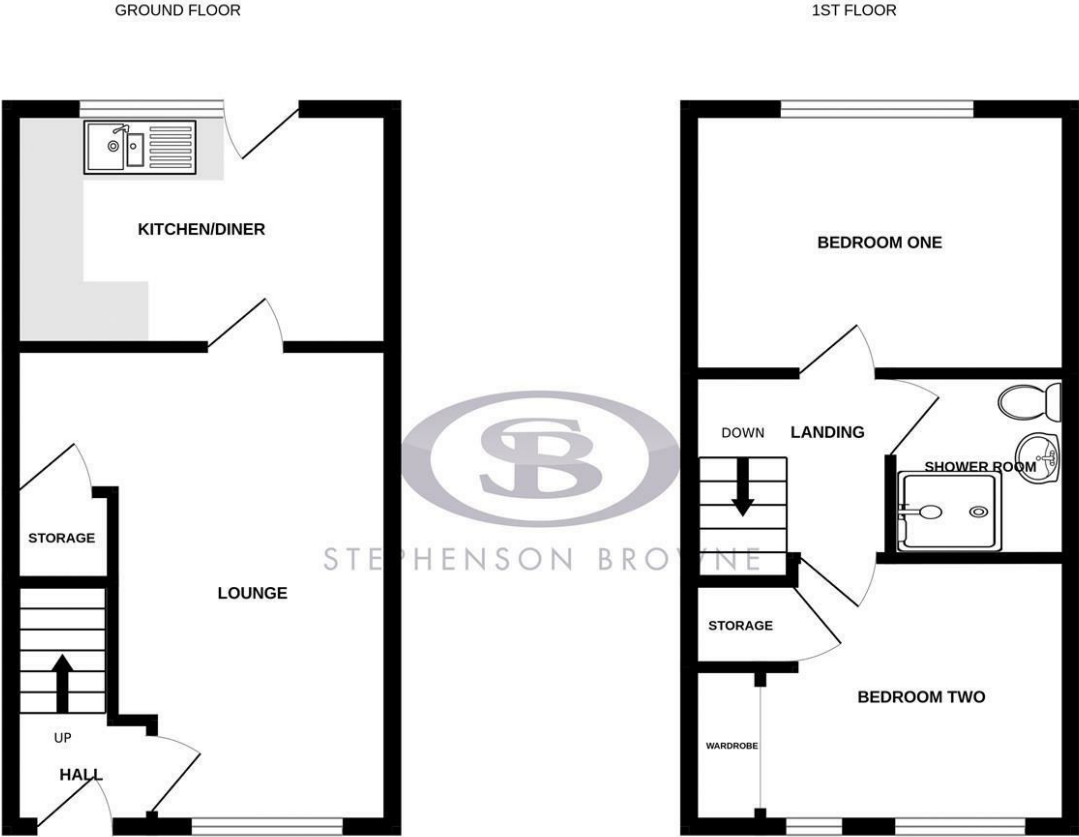
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Floorplans



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 at the bottom of this 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		EU Directive 2002/91/EC

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