



STEPHENSON BROWNE

Curzon Avenue, Alsager

ST7 2BP



£310,000

Description

An EXTENDED two double bedroom DETACHED TRUE BUNGALOW in a very popular area of Alsager, which is well-presented throughout and features a gorgeous sun room with a vaulted ceiling!

Occupying a prime position close to the centre of Alsager, this much-loved bungalow is most definitely ready to move into, with beautifully landscaped low-maintenance gardens to the front and rear.

An entrance hallway leads to both double bedrooms, the family bathroom and the spacious lounge/diner, which in turn accesses the kitchen and the sun room, which benefits from a stunning vaulted ceiling and creates an ideal room to relax!

Ample off-road parking is provided via a paved driveway and an adjoining brick-built single garage, with a mainly gravelled front garden featuring border shrubs. The delightful rear garden features patio and gravelled areas, with mature border shrubs and flowers.

Situated just off Leicester Avenue, Curzon Avenue is ideally placed for a number of transport links into Alsager and beyond, including the A34, A500 and M6. Several schools are also nearby, including Alsager School, Pikemere Primary School and Alsager Highfields Foundation Primary School. The wealth of amenities within Alsager itself are within close proximity, with Alsager train station also within easy reach.

A much-loved and spacious bungalow which is most definitely ready to move into! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Entrance Hall

UPVC double glazed front door, ceiling light point, engineered wood flooring, pantry, airing cupboard, radiator.

Lounge/Diner

20'1" x 17'5"

Maximum measurements - L-shaped room - Fitted carpet, two UPVC double glazed windows and door leading to the Sun Room, three radiators, ceiling light point, three wall light points.

Sun Room

11'5" x 11'4"

Tiled flooring, UPVC double glazed windows and patio doors leading to the rear garden, vaulted ceiling, radiator, ceiling light point.

Kitchen

9'8" x 8'6"

Tiled flooring, UPVC double glazed window and rear door, ceiling light point, radiator, tiled splashback, stainless steel sink with drainer, integrated oven and has hobs, wall and base units for storage.

Bedroom One

11'5" x 10'10"

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

Bedroom Two

11'5" x 8'10"

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

Bathroom

7'5" x 5'4"

Tiled flooring, UPVC double glazed window, downlights, chrome towel radiator, W/C, wash basin with vanity unit, bath with overhead shower, tiled walls.



Garage

An adjoining brick-built single garage with electric garage door, UPVC double glazed rear window and door, ceiling light point.

Outside

To the front of the property is a paved driveway with a gravelled garden featuring mature border shrubs, whilst the delightful rear garden features patio and gravelled areas with mature border shrubs and flowers, as well as a useful storage shed.

Council Tax Band

The council tax band for this property is D.

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

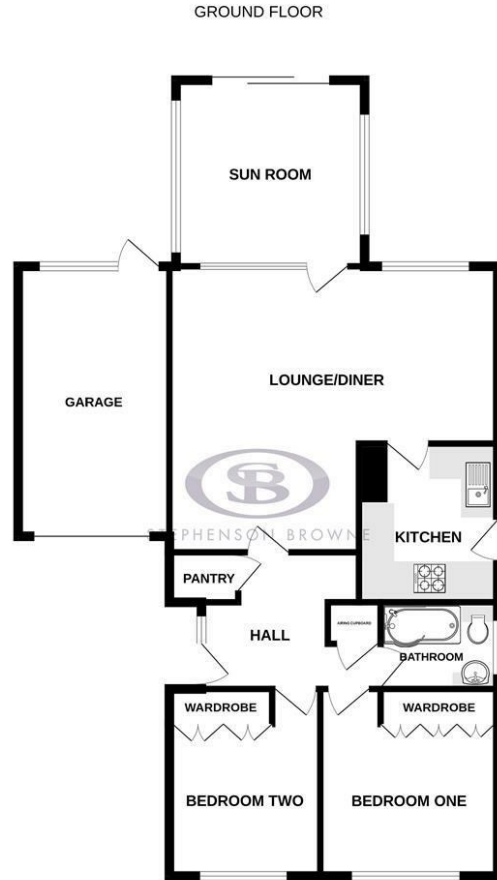
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Floorplans



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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Area Map



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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	68	England & Wales
		77	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.

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