



**94 Tawney Close**

ST7 4EN

**£210,000**



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STEPHENSON BROWNE



**IDEAL FIRST TIME BUY OR INVESTMENT -** A well appointed and well presented, three bedroom, semi-detached property situated in a popular residential area, close to Dovebank primary school, Kidsgrove Academy and just a short drive to Kidsgrove Station. The property is tucked away at the end of the cul-de-sac enjoying a quiet position, and has been well maintained and improved by the current owners with the added benefit of underfloor heating to the kitchen and bathroom!

In brief the property comprises a welcoming entrance hall, spacious lounge, kitchen/breakfast room complete with a range of units having some integrated appliances and giving access into the conservatory. The first floor has two double bedrooms a well proportioned single room having a storage cupboard, along with an upstairs family bathroom with white sanitary suite. Externally, there is a generous driveway to the front, leading down the side to the detached garage providing ample off road parking, with an artificial lawn and patio to the rear.

To fully appreciate the properties convenient position and true size, a viewing is highly recommended. Contact Stephenson Browne today!





### **Entrance Hall**

UPVc panelled entrance door having glazed frosted insets. Doors to all rooms. Single panel radiator. Understairs storage cupboard. Stairs to the first floor. Door into:-

### **Lounge**

14'9" x 10'3"

Double glazed window to the front elevation. Double panel radiator. Door into:-

### **Kitchen Breakfast Room**

7'9" x 16'4"

Range of wall, base and drawer units with work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated dishwasher, undercounter fridge and freezer, washing machine and tumble dryer. Space for a range style cooker with extractor canopy over. Breakfast bar. Single panel radiator.

### **Conservatory**

15'2" x 8'11"

Dwarf wall conservatory with double glazed windows all round. Double panel radiator. Double glazed French doors opening to the rear garden.

### **First Floor Landing**

Doors to all rooms. Double glazed frosted window to the side elevation. Loft access point.

### **Bedroom One**

13'4" x 9'1"

Single panel radiator. Double glazed window to the front elevation.

### **Bedroom Two**

9'11" x 9'7"

Double glazed window to the rear elevation. Single panel radiator.

### **Bedroom Three**

9'9" max x 7'2"

Double glazed window to the front elevation. Single panel radiator. Storage cupboard.

### **Family Bathroom**

6'3" x 5'5"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a panelled bath with mixer tap and rainfall shower over. Double glazed frosted window to the rear elevation. Heated towel rail.





### **Externally**

The property is approached by a block paved driveway to the front, leading down the side to the detached garage, providing ample off road parking. The rear garden is mainly laid to artificial lawn with borders housing a variety of trees, shrubs and plant. A paved patio area provides ample space for garden furniture.

### **Detached Garage**

8'0" x 15'8"

Up and over door to front elevation, window to side elevation, lighting and power point.

### **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.

### **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.

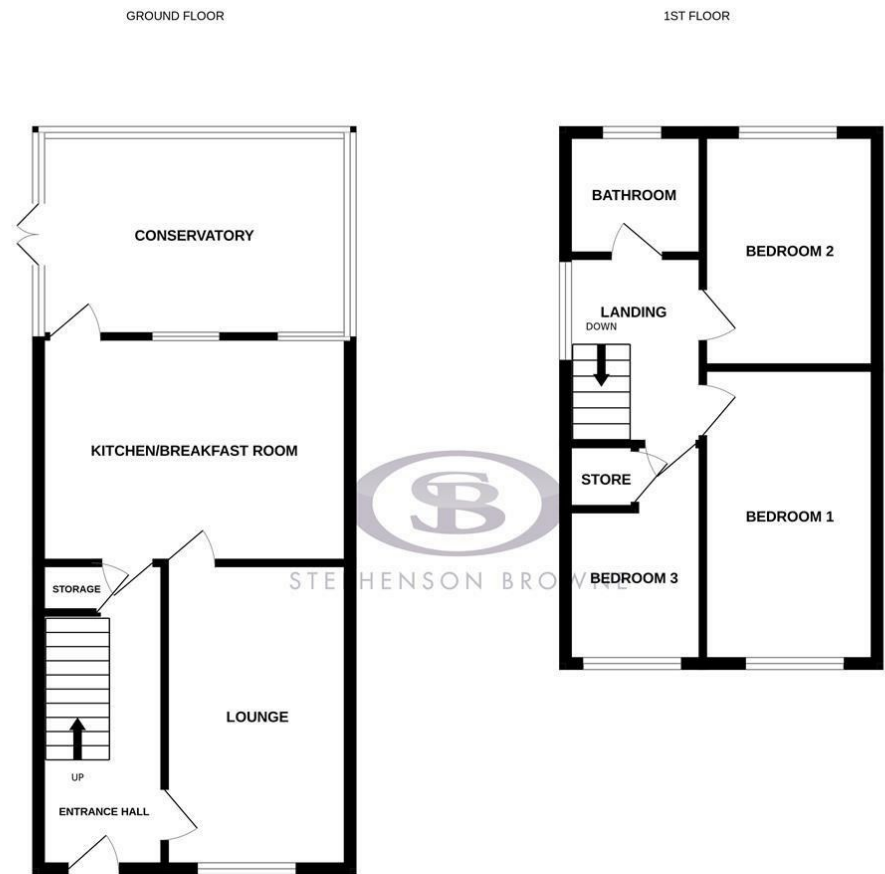
### **NB: Copyright**

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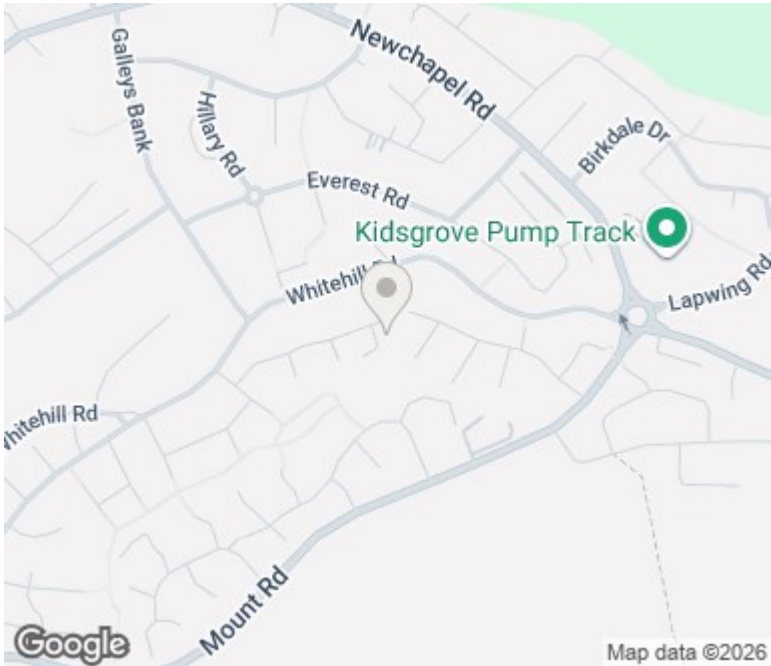


Floor Plan



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.

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