6 The Plex

ST7 2NT

Offers Over £215,000

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STEPHENSON BROWNE

A beautifully presented three bedroom mid-townhouse property with a generous south-facing garden to the rear in a cul-de-sac position, close to Alsager town centre and offered for sale with no onward chain!

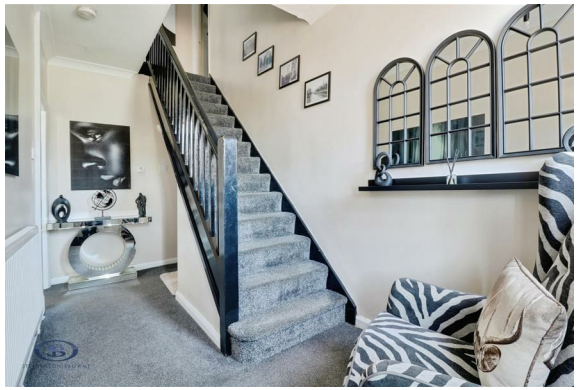
A superb opportunity to purchase a stylish and spacious family home, which could be an ideal first time buy! Originally a four bedroom home, this property has been reconfigured to create a sizeable three bedroom property with a huge family bathroom and a very useful walk-in wardrobe/storage area!

An entrance hallway leads to a well-proportioned lounge/diner, with the kitchen and a very useful utility room completing the ground floor. Upstairs there are three bedrooms and a very generous family bathroom.

Off-road parking is provided via a full-width brick-paved driveway to the front of the property, whilst the south-facing rear garden features decked and lawned areas with an aspect onto greenery to the rear - offering an excellent degree of privacy and ideal for families with pets and/or children looking to get outside and enjoy the summer sun!

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.

A fantastic family home which benefits from being offered for sale with no onward chain! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall
Composite front door and UPVC double glazed window, fitted carpet, ceiling light point, radiator.

Lounge/Diner
24'7" x 11'3"
Maximum measurements - UPVC double glazed bay window and French doors leading to the rear garden, fitted carpet, two ceiling light points, radiator, electric fire.

Kitchen
9'9" x 8'10"
Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, radiator, one and a half bowl stainless steel sink with drainer, tiled splashback, gas central heating boiler, wall and base units, space for a freestanding cooker.

Utility Room
12'6" x 5'6"
Vinyl tile effect flooring, two UPVC double glazed windows and rear door, UPVC double glazed door leading into shared accessway, downlights, base units with work surface above, space and plumbing for appliances.

Landing
Fitted carpet, ceiling light point, storage cupboard.

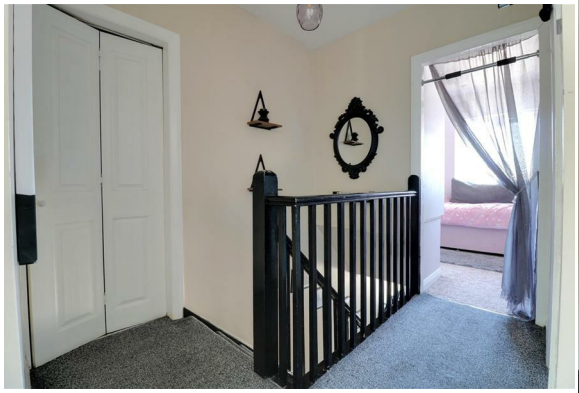
Bedroom One
14'3" x 11'4"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Two
10'4" x 9'10"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Three
9'2" x 6'5"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom
12'1" x 6'5"
Vinyl tile effect flooring, two UPVC double glazed windows, downlights, radiator and chrome towel radiator, part tiled walls, W/C, pedestal wash basin, bath, separate shower cubicle.

Outside
To the front of property is a full-width brick paved driveway, whilst the sizeable and private south-facing rear garden features decked and lawned areas with border hedge, with greenery to the rear.



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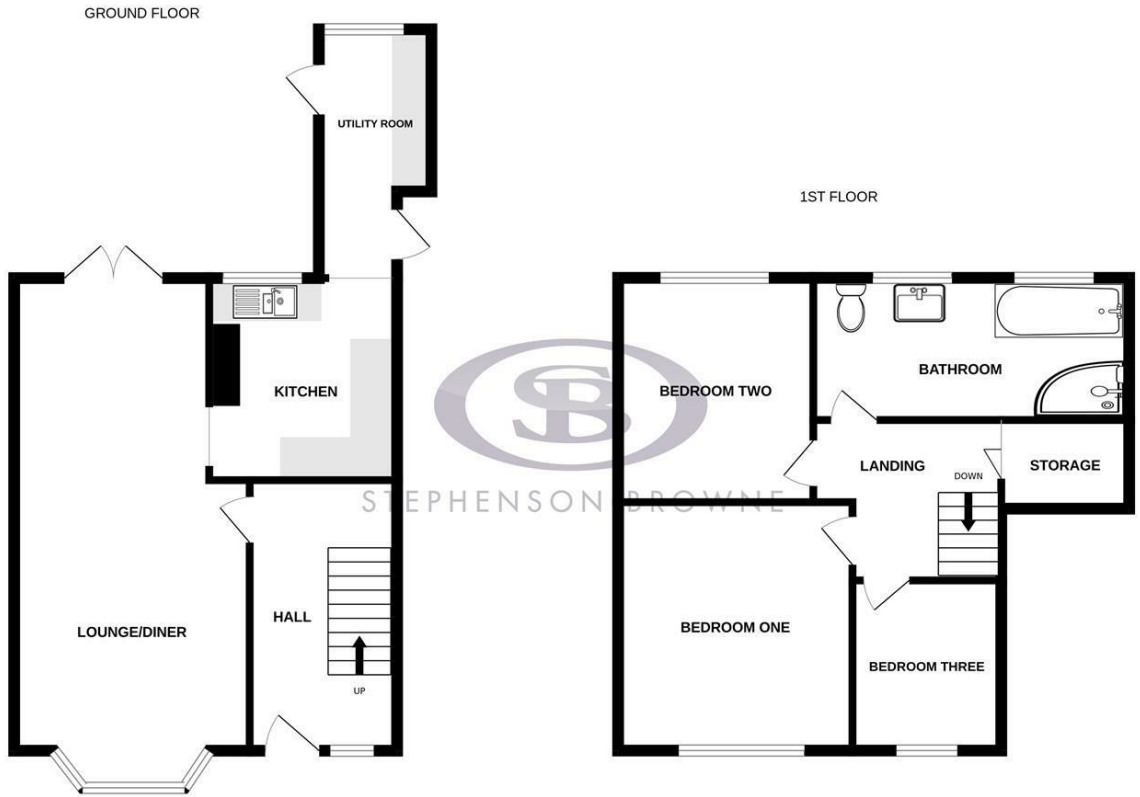
Alsager AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual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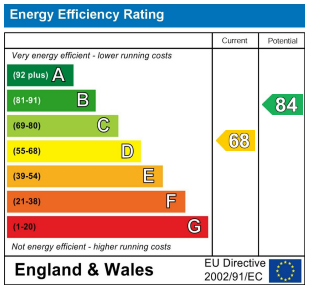
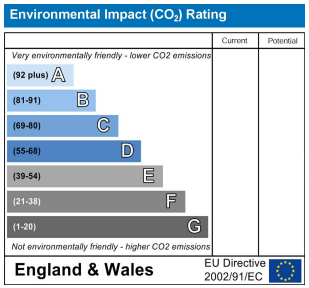
Area Map





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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