

STEPHENSON BROWNE

Selbourne Close, Alsager

ST7 2TD

3 1 1

Fixed Asking Price
£175,000

Description

FREEHOLD TENURE! 70% DISCOUNTED SALE SCHEME - Constructed by Seddon Homes to 'The Shelley' design, this three-bedroom semi-detached property offers a great opportunity for any purchaser looking to buy their first home or a modern property on a sought-after development. The property is priced at 70% of the open market value and any potential purchaser must meet a criteria set by Cheshire East Council, please contact the office for more information.

The home comprises, spacious lounge, an open plan kitchen/diner with integrated oven, hob and extractor fan along with the addition of a useful utility area and downstairs WC. French doors opening out onto the rear garden allow enjoyment of a wonderful entertaining space and al fresco dining and entertaining. Upstairs are two generous double bedrooms, a well-planned third bedroom currently along with a stylish family bathroom suite.

Externally, the property is approached by a block paved driveway with a paved pathway leading to the entrance door and access to the rear via a secure side gate. The rear garden benefits from a sunny position and has been designed with ease of maintenance in mind, with artificial grass and a further seating area at the foot of the garden.

To fully appreciate what the home has to offer, early viewing is advised.













Room Descriptions

Hallway
Door leading into hallway, stairs to first floor, door leading into,

Lounge
13'8" x 12'0"
Double glazed window to front elevation, wall mounted radiator, ceiling light point, under stairs storage cupboard, door leading into,

Kitchen Diner
12'9" x 10'3"
Fitted kitchen with a range of wall, base and drawer units with complementary work surfaces over, wood effect flooring, wall mounted radiator, double glazed window and french doors to rear elevation, integrated fridge freezer, oven and gas hob with extractor over, partially tiled walls, inset stainless steel sink with draining board and mixer tap, spotlights for ceiling, space for table and chairs, opening leading into,

Utility Area
5'10" x 4'0"
Under counter space and plumbing/power for appliances, wall mounted boiler, wood effect flooring, double glazed window to side elevation, door leading into,

Downstairs WC
Two piece suite comprising low level WC and hand wash basin with mixer tap, tiled splash back, wall mounted radiator.

Bedroom One
11'9" x 9'9"
Double glazed window to front elevation, wall mounted radiator, ceiling light point.

Bedroom Two
11'9" x 9'10"
Double glazed window to rear elevation, wall mounted radiator, ceiling light point.













Bedroom Three
8'0" x 7'0"
Double glazed window to front elevation, wall mounted radiator, ceiling light point. Storage cupboard.

Family Bathroom
7'0" x 6'9"
Three piece suite comprising low level WC, wash basin and panelled bath with shower attachment over, partially tiled walls, tile effect flooring, double glazed obscured window to rear elevation.

Externally
To the front is ample off road parking for numerous cars provided by the block paved driveway, the front garden is laid to lawn and to the side is a wooden gate giving access to the rear garden. The rear garden is lawned with artificial grass and decorative gravel stones with a decked area providing space for table and chairs and outdoor entertaining and dining.

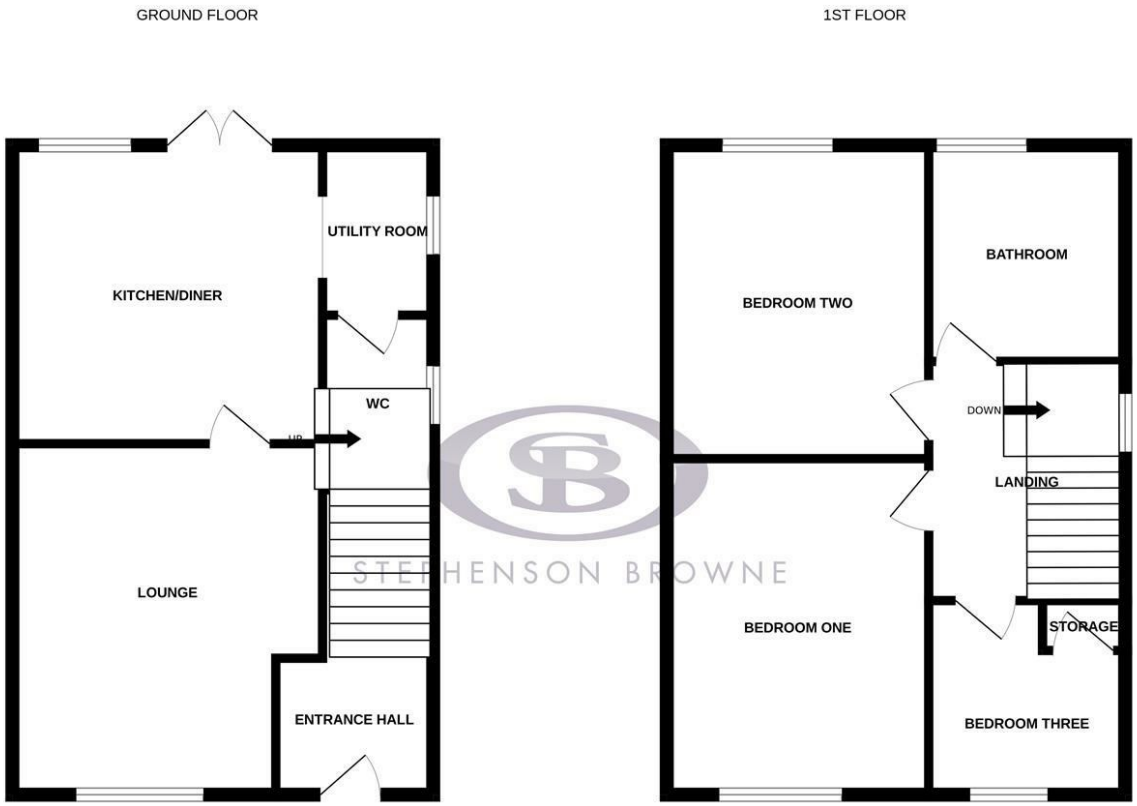
Council Tax Band
The council tax band for this property is C.

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.

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

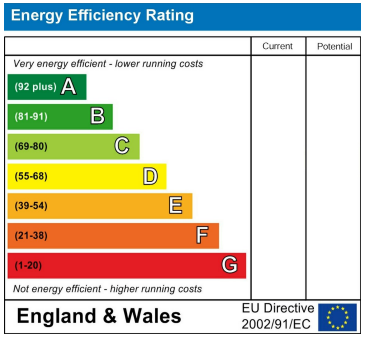


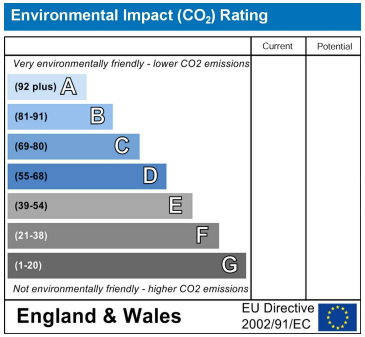
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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





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