

STEPHENSON BROWNE

Hulse Way, Alsager

ST7 2XQ

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Offers Over £200,000

Description

Well positioned within the Lloyd Mews development is this well presented two bedroom end mews, ideal for first time buyers or those looking to downsize! The home is ideally placed for the wealth of amenities within Alsager. With the added benefit of newly fitted carpets!

An entrance hallway leads to a downstairs WC, kitchen having a range of fitted appliances, and a spacious lounge/diner, whilst upstairs features two double bedrooms and the family bathroom. Off-road parking is provided via a tarmacadam tandem driveway to the side of the property. The rear garden is mainly lawned with paved and shale areas providing a great space for outside dining, with a wooded backdrop.

Situated in a quiet position on Hulse Way, and just off Dunnocksfold Road, the property is walking distance from Alsager School, Alsager Leisure centre and Alsager Sports Hub, creating an ideal environment for families whilst retaining good transport links to routes such as the M6, A500 and A34.

An ideal first time buy in a popular location, which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.













Room Descriptions

Entrance Hall
Composite front door, ceiling light point, radiator, storage cupboard, opening into the kitchen.

Downstairs WC
5'4" x 2'9"
Vinyl flooring, ceiling light point, radiator, WC, corner pedestal wash basin.

Kitchen
8'9" x 6'4"
Vinyl flooring, UPVC double glazed window, ceiling light point, tiled splashback, stainless steel sink with drainer, integrated oven, gas hob, cooker hood, fridge/freezer, washer/dryer, wall and base units.

Lounge Diner
14'2" x 12'10"
UPVC double glazed window and French doors leading to the rear garden, two ceiling light points, radiator. Stairs to the first floor.

First Floor Landing
Ceiling light point, loft access.

Bedroom One
12'11" x 9'3"
UPVC double glazed window, ceiling light point, radiator.

Bedroom Two
12'11" x 7'3"
UPVC double glazed window, ceiling light point, radiator, airing cupboard.

Bathroom
6'3" x 6'0"
Vinyl tile effect flooring, part tiled walls, UPVC double glazed window, ceiling light point, extractor fan, radiator, W/C, pedestal wash basin, bath with mains shower.

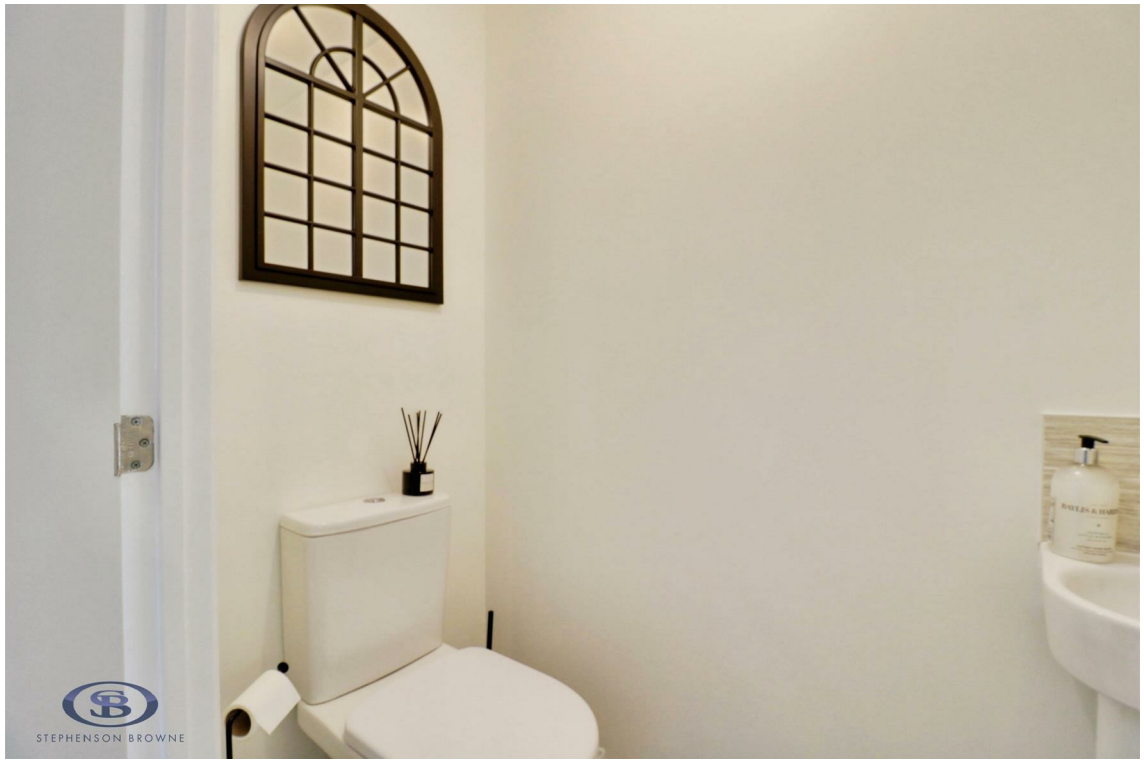












Externally
The property is approached by a tarmac driveway providing off road parking for two vehicles, access gate to the rear garden and paved pathway to the front door. The rear garden is mainly laid to lawn with shale and paved areas providing ample space for garden furniture and outside entertaining. Borders housing a variety of trees, shrubs and plants. Fenced boundaries.

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.

Freehold Tenure & Charges
Whilst we have been advised by our sellers that the property is freehold and an estate charge is payable to cover maintenance for the development of £125 per annum. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

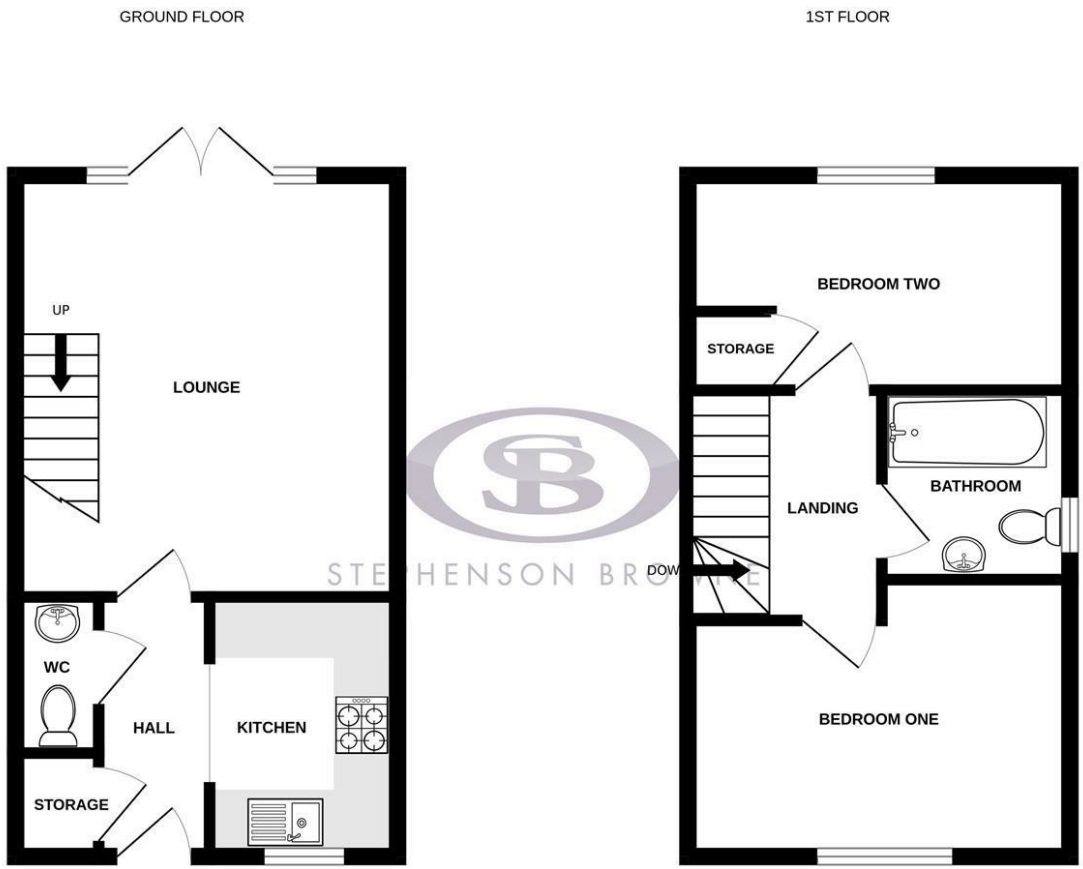
Estate Charge
Whilst we have been informed by our sellers that the property is freehold, please note, we have been made aware by the sellers that an estate charge is payable to cover maintenance for the new development. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

NB: Copyright
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Floorplans

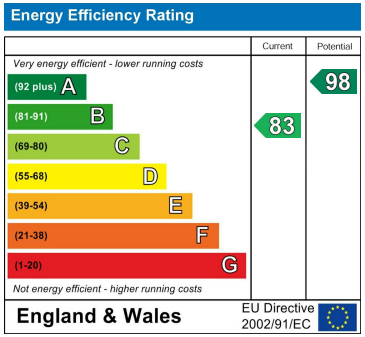


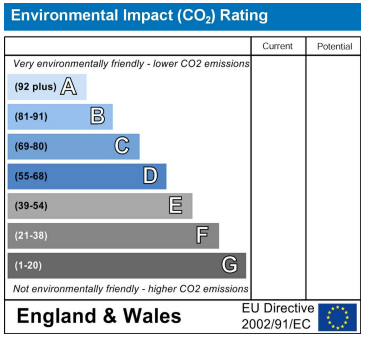
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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