

STEPHENSON BROWNE

Cheshire Crescent, Alsager

ST7 2FE

2 1 1 B

£215,000

Description

Cheshire Crescent is a beautifully presented, two DOUBLE BEDROOM, semi-detached home being immaculately presented and well cared for. Constructed by and benefiting from a number of upgrades from David Wilson Homes, the property is positioned on the increasingly popular, 'Scholars Place' development which is both handy for highly regarded schooling on your doorstep and the centre of Alsager itself.

In brief the property comprises: A handy ground floor WC, a modern kitchen enjoying a range of high gloss wall, base and drawer units and integrated appliances such as fridge freezer, oven and hob. Towards the rear of the ground floor, there is an open plan lounge/diner, complete with uPVC double glazed French doors opening to the garden.
To the first floor, you will find two exceptional double bedrooms and a contemporary bathroom with three piece sanitary suite.

Externally there is a good sized, enclosed rear garden hosting lawn and patio ideal for outdoor furniture. The front elevation is home to a driveway for two cars, providing you with invaluable off road parking.

To book your viewing and avoid missing out on this stunning home, call Stephenson Browne today!!













Room Descriptions

Entrance Hall
composite panelled entrance door. With upgraded wooden style flooring, stairs to first floor, pendant light, radiator, door into:

Downstairs WC
With ceiling light, a continuation of the wooden flooring from the entrance hall, radiator, a low level WC & a pedestal hand wash basin.

Kitchen
10'1" x 5'10"
Fitted with a range of high-gloss wall, base & drawer units with stylish working surfaces over incorporating an inset sink/drainer unit, under-cupboard lighting, a four ring hob with extractor hood over and integrated oven below, integrated fridge & freezer, integrated washer/dryer, pendant light and a cupboard housing a wall mounted gas boiler serving central heating and domestic hot water systems. Space for a dishwasher.

Lounge Diner
13'11" x 12'10"
With two pendant lights, wooden flooring from the entranced hall, radiator, ample power points, a useful under-stairs storage cupboard, TV point and uPVC double glazed French doors leading out to the rear garden.

First Floor Landing
With doors to all rooms, pendant light, door into:

Bedroom One
12'9" x 8'4"
A spacious main bedroom having two double glazed window to the front elevation, pendant light, ample power points, radiator and a built-in wardrobe.

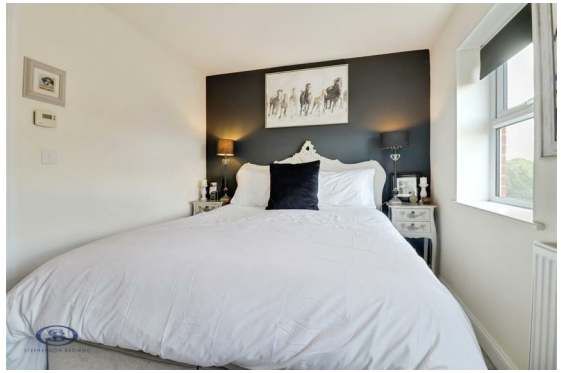
Bedroom Two
12'10" x 8'4"
Another generous double room with two double glazed windows to the rear elevation, radiator and ample power points.













Family Bathroom
A contemporary bathroom suite with extractor point, ceiling light, a heated towel rail, wooden style flooring and a white, three piece suite comprising of:- A low level WC, pedestal hand wash basin with mixer tap and a panelled bath with mixer tap and a separate electric shower over being fully tiled where visible.

Externally
The property is approached via a driveway providing invaluable off-road parking for two vehicles and access to the rear can be made via a secure side gate.

The rear garden is fully enclosed with fenced boundaries to all three sides & has a paved patio area providing ample space for garden furniture and a mainly-laid to established lawn.

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 of £155PA is payable to cover maintenance for the 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
The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.





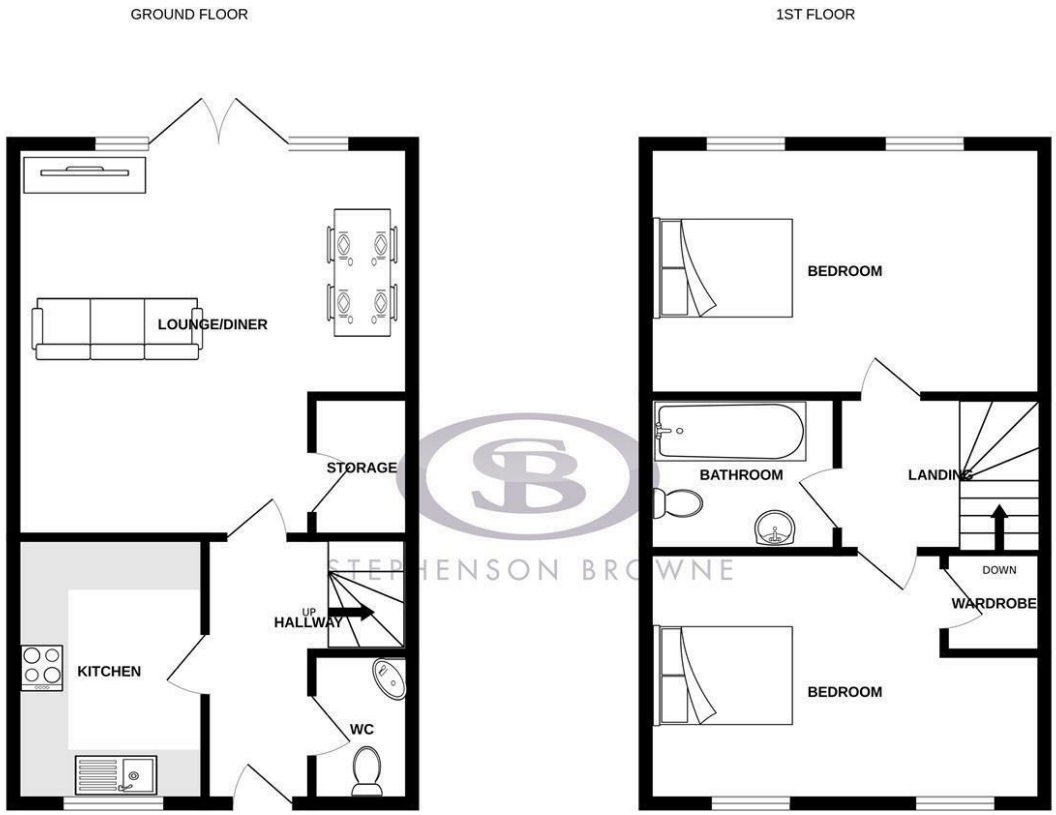








Floorplans



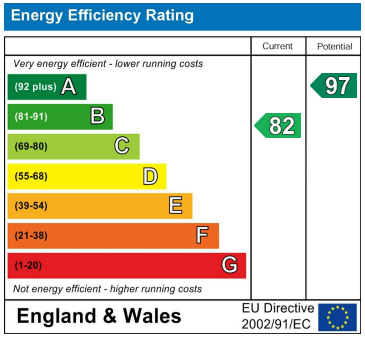
STEPHENSON BROWNE

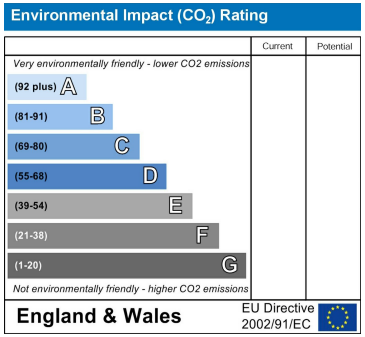
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2023

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

T: 01270 883130 E: alsager@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk