

STEPHENSON BROWNE

Wesley Avenue, Alsager

ST7 2NG

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Offers Over £180,000

Description

A two bedroom semi-detached home benefitting from a driveway and detached garage, within walking distance of Alsager town centre! An ideal first time buy or buy to let investment, offered for sale with NO ONWARD CHAIN!

An entrance hallway leads to a through lounge/diner, with a kitchen to the rear which also provides access to the cellar. To the first floor is a galleried landing, with two spacious bedrooms and a very generous family bathroom which features a four piece bathroom suite, including a bath and separate shower!

The property features a forecourted garden to the front, with a paved driveway to the side of the property which is initially shared with the neighbouring property, before providing private parking and accessing the detached garage. The rear garden features a lawn and patio area, with an adjoining brick built utility room and separate useful storage room, both accessed via UPVC doors.

Situated on Wesley Avenue, the property is perfectly placed for the wealth of amenities within Alsager itself, whilst commuting links such as the M6, A500 and A34 are within easy reach, with Alsager Train Station also nearby. There are also several schools in close proximity, including Alsager School and Alsager Highfields Foundation Primary School.

A fantastic home which would make an ideal first time buy and must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.













Room Descriptions

Entrance Hall
Composite front door, laminate flooring, ceiling light point, radiator.

Lounge
11'8" x 10'9"
Laminate flooring, UPVC double glazed window, ceiling light point, radiator, electric fire, open arch into;

Dining Room
12'4" x 10'4"
Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

Kitchen
12'0" x 7'2"
Tiled flooring, UPVC double glazed window and rear door, ceiling light point, radiator, cellar access, Worcester combi boiler, stainless steel sink with drainer, tiled splashback, integrated oven, gas hobs and cooker hood, wall and base units.

Landing
Fitted carpet, ceiling light point, loft access, storage cupboard.

Bedroom One
14'7" x 11'5"
Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator.

Bedroom Two
12'5" x 8'10"
Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom
12'1" x 7'1"
Vinyl flooring, UPVC double glazed window, ceiling light point, radiator, part tiled walls, W/C, pedestal wash basin, bath, walk-in shower.













Outside
To the front of the property is a paved forecourt with a paved driveway which extends to the side of the property (shared, before splitting into a private driveway), with the rear garden featuring paved and lawned areas.

Garage
A detached, brick-built single garage.

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

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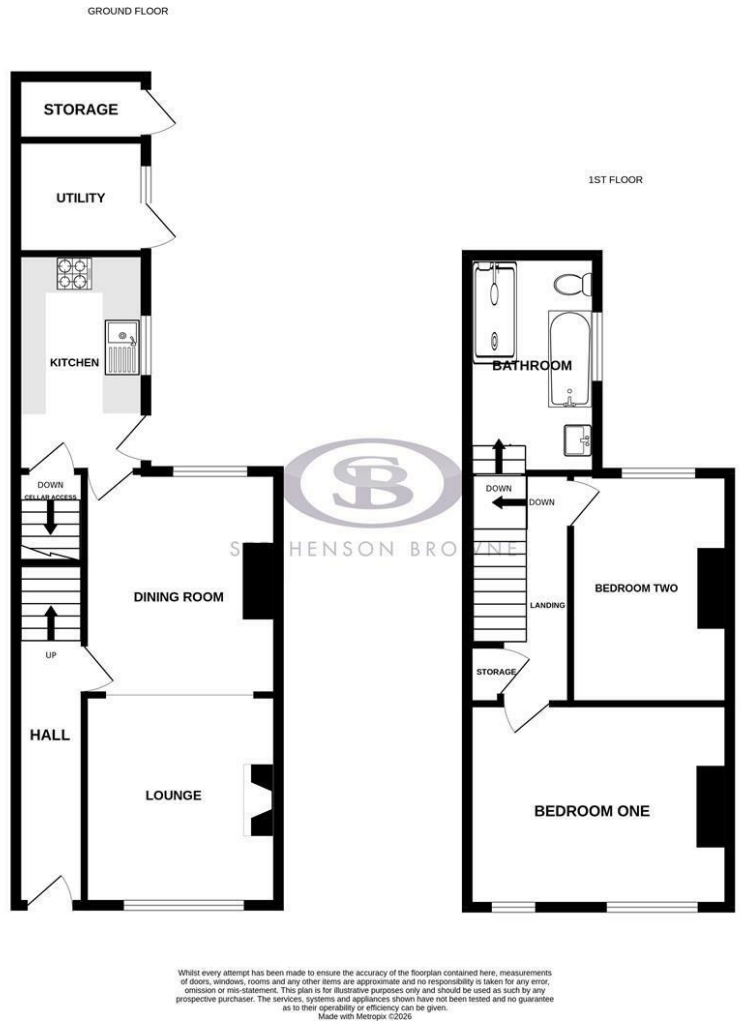
Alsager AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual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







Floorplans

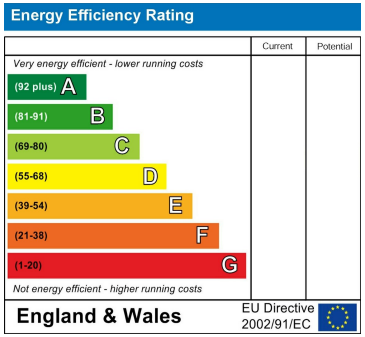


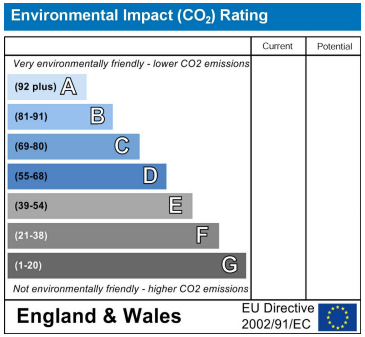
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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