



STEPHENSON BROWNE

## Bluebell Way, Alsager

ST7 2GG



£200,000

## Description

Stephenson Browne are delighted to offer you a rare chance to purchase this modern and immaculate, two bedroom mid-terraced home. This home is sure to appeal to first time buyers or those looking to downsize, whilst being within a convenient and favourable residential area close to Alsager town and it's many amenities.

In brief, the property comprises of a well planned layout, consisting of a hallway with access to the WC, generous lounge and the kitchen. Upstairs is home to two impressive double bedrooms, as well as a family bathroom with three piece suite.

Off-road parking is provided for two vehicles via a tarmac driveway to the front of the property, whilst the rear garden features patio, artificial lawned and decked areas with rear gated access to a passageway. Fully enclosed, this garden is the perfect outdoor space for families with children or pets!

Bluebell Way is a popular cul-de-sac on the 'Poppyfields' estate, close to the wealth of amenities within Alsager itself. Several schools are nearby, including Alsager School and Cranberry Academy, whilst leisure facilities such as Alsager Leisure Centre and Alsager Sports Hub are also within easy reach.

Properties within this popular and convenient location are a rare find, to avoid missing out, call Stephenson Browne to arrange your viewing!



# Room Descriptions

## Entrance Hall

Composite entrance door having glazed frosted insets. Understairs storage cupboard. Single panel radiator. Door into:-

## Downstairs WC

2'10" x 6'1"

Two piece suite comprising a low level WC with push button flush and a pedestal wash hand basin. Double glazed frosted window to the front elevation. Single panel radiator.

## Kitchen

7'6" x 9'4"

Range of wall, base and drawer units with work surfaces over incorporating a single drainer sink unit with mixer tap. Space and plumbing for a washing machine. Integrated oven with five ring gas hob and extractor canopy. Space for a freestanding fridge freezer. Double glazed window to the front elevation.

## Lounge

14'3" x 13'1"

Single panel radiator. Double glazed window to the rear elevation. Double glazed French doors opening to the rear garden. Stairs to the first floor. Adam's style fireplace housing gas fire.

## First Floor Landing

Doors to all rooms. Storage cupboard housing the wall mounted gas central heating boiler.

## Bedroom One

14'4" x 10'8" max

Two double glazed windows to the front elevation. Single panel radiator.

## Bedroom Two

7'8" x 11'11"

Single panel radiator. Double glazed window to the rear elevation.



### Bathroom

5'4" x 6'3"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a P-shaped bath with mixer tap and rainfall shower over. Double glazed frosted window to the rear elevation. Heated towel rail.

### Externally

The property is approached by two allocated parking spaces. Front garden with raised borders housing a variety of plants. Paved pathway to the front door and pathway leading to the rear garden. The rear garden is mainly laid to artificial lawn with decked and paved patio area providing ample space for garden furniture. 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.

### NB: Tenure

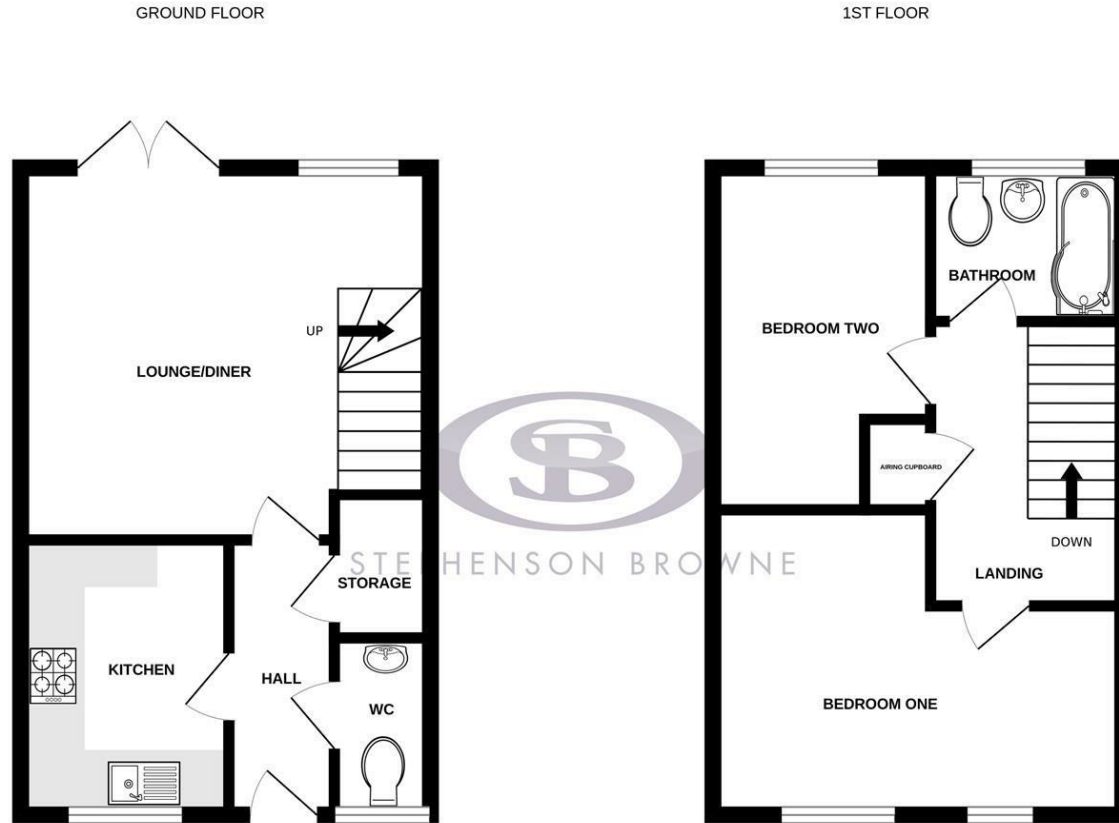
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### NB: Copyright

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# 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

# 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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