



**42 Cheshire Crescent**  
ST7 2FE  
**£260,000**



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NO ONWARD CHAIN -CUL-DE-SAC  
LOCATION - IDEAL FIRST TIME BUY - A well presented, turn-key three bedroom semi detached home located on Cheshire Crescent. Situated on the highly desired Scholars Place development, constructed by David Wilson, you are conveniently close to Alsager town and it's local amenities including the High School, Sports Hub and Leisure Centre all within walking distance. This wonderful property provides excellent accommodation for a range of buyers whether you are an upsizing family, investor or looking to take that first step onto the property ladder!

Upon entry, you welcomed into the entrance hall with access to the downstairs WC as well as the cosy yet spacious lounge. On from here is the inner hall with stairs to the first floor and entry into the kitchen diner, a bright and airy room courtesy of the UPVC French doors opening to the garden. Comprising of a range of contemporary gloss units, you have all of the integral appliances you could need and plenty of space for a family dining table. The first floor is home to two generous double bedrooms, with the principal enjoying it's own en-suite shower room, a well proportioned single bedroom and finally a family bathroom with three piece suite.

Externally, the property boasts a great position on the development in a cul-de-sac location with parking to suit two cars. To the rear is a well maintained, landscaped garden offering Indian stone paving and lawn.

To truly appreciate the size, internal condition and favourable position of Cheshire Crescent, early viewings come highly recommended. Call Stephenson Browne today to arrange yours and avoid missing out!



## Entrance Hall

Composite entrance doors single panel radiator. Door into:-

## Downstairs WC

5'3" x 3'2"

Two piece suite comprising a low level WC with push button flush and a pedestal wash hand basin with mixer tap. Single panel radiator.

## Lounge

14'11" x 11'11"

Double glazed window to the front elevation. Single panel radiator. Understairs storage cupboard. TV aerial and internet points. Door into:-

## Inner Hall

Stairs to the first floor. Single panel radiator. Door into:-

## Kitchen Diner

10'9" x 15'5"

Range of wall, base and drawer units with work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Integrated oven with gas hob and extractor canopy over. Integrated dishwasher, washing machine and fridge freezer. Double glazed French doors opening to the rear garden. Double glazed window to the rear elevation. Double panel radiator.

## First Floor Landing

Doors to all rooms. Storage cupboard. Loft access point.

## Principal Bedroom

9'4" x 10'8"

Two double glazed windows to the rear elevation. Single panel radiator. Fitted wardrobes with hanging rail.

## En-Suite

6'5" x 4'6"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a double shower cubicle with shower over. Heated towel rail.

## Bedroom Two

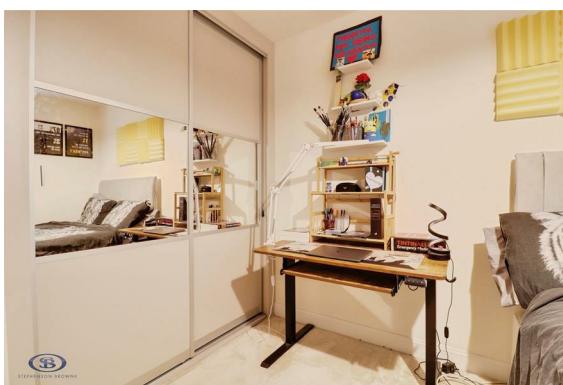
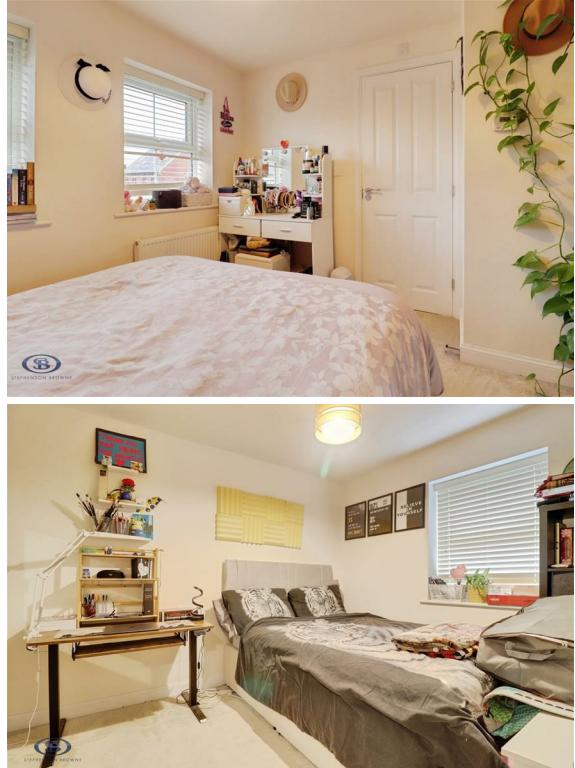
8'1" x 12'7"

Double glazed window to the front elevation. Single panel radiator. Fitted wardrobes with hanging rail.

## Bedroom Three

7'6" x 7'1"

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



## **Family Bathroom**

6'0" x 6'4"

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a panelled bath with mixer tap. Heated towel rail.

## **Externally**

Two allocated parking spaces to the front. Access gate to the rear. The rear garden is mainly laid to lawn with a paved patio area providing space for garden furniture. Borders housing a variety of trees, shrubs and plants.

## **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.

## **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.

## **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.

## **Council Tax Band**

The council tax band for this property is C.

## **NB: Copyright**

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.



## Floor Plan

## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	96
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(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 Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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