



STEPHENSON BROWNE

**William Howell Way,  
Alsager**

ST7 2BF



**£300,000**

## Description

An immaculate three bedroom detached family home located on the popular 'Scholar's Place' development by David Wilson Homes, a popular development within central Alsager, close to the town, amenities and local schools! This home is perfect for modern living, providing well planned accommodation for a range of buyers.

The hallway is bright and airy courtesy of the gallery style landing space above, and provides entry to the downstairs WC, sizeable lounge and stunning kitchen/diner with French doors to the garden. Presenting a range of contemporary wall, base and drawer units, all of the integral appliances you will need and ample space for a family dining table, making it an ideal room for entertaining family and friends!

Upstairs, the principal bedroom benefits from stylish fitted wardrobes and it's own en-suite shower room, bedroom two and three are good sized double rooms. The modern family bathroom hosts a white three piece suite.

Externally to the rear is the garden and consisting of paving and laid to lawn. This home offers a lovely corner frontage, with lawn either side of the pathway leading to the front door, decorative shrubs and a tarmac driveway to suit two cars.

To truly appreciate the properties position and size, viewings come highly recommended! Call Stephenson Browne today to arrange yours!



# Room Descriptions

## Entrance Hall

Composite front door, under stairs storage, Amtico flooring, radiator, ceiling light point.

## Lounge

17'7" x 10'0"

Carpet flooring with patio doors leading to the rear garden and blind

## Kitchen/Diner

18'2" x 13'4"

Maximum measurements - Amtico flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher and fridge-freezer

## Downstairs W/C

Amtico flooring, ceiling light point, radiator, W/C, wash basin.

## Landing

A galleried landing with UPVC double glazed window, fitted carpet, radiator, ceiling light point, storage cupboard.

## Bedroom One

10'2" x 10'2"

Carpet flooring with window to the front elevation, fitted wardrobes and blind

## En-Suite

Vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and blind

## Bedroom Two

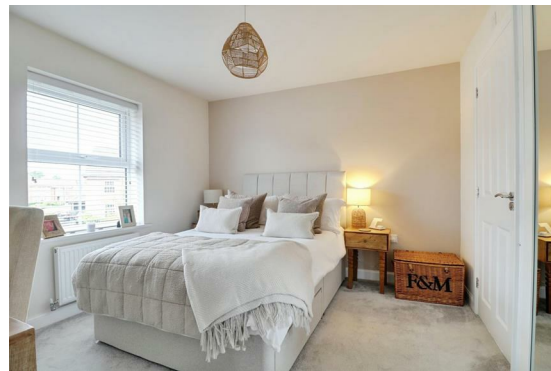
9'5" x 8'7"

Carpet flooring with window to the rear elevation, fitted wardrobes and blind

## Bedroom Three

11'5" x 6'11"

Carpet flooring with window to the front elevation and blind



### Bathroom

Vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, partially tiled decor and heated towel rail

### Outside

Beautifully presented rear garden, enclosed by panel fencing with laid to lawn, patio area and mature planters. Private driveway, capable of accommodating 2 vehicles to the side of the property.

### Council Tax Band

The council tax band for this property is D.

### 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 £240 per annum. 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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### Alsager AML Disclosure

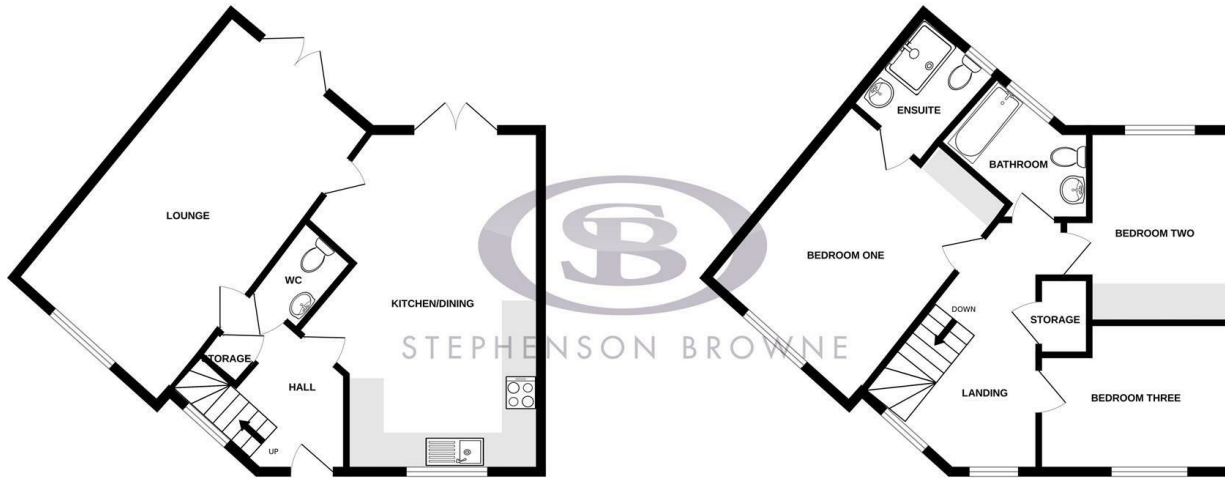
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# Floorplans

GROUND FLOOR

1ST FLOOR



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			95
(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 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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