



**15 Rye Close**

ST7 2XZ

**£200,000**



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STEPHENSON BROWNE



A two bedroom end-mews home in a quiet cul-de-sac position within Alsager, offered for sale with no onward chain and ideal for first time buyers!

This two bedroom home would be an ideal property for those looking to make that all-important first step onto the property ladder, and is most definitely ready to move into. An entrance hallway leads into the lounge, with a spacious kitchen/diner benefiting from French doors leading into the rear garden. To the first floor are two bedrooms and a well-proportioned family bathroom.

Ample off-road parking is provided via a tarmacadam driveway to the front and side of the property, with a lawned garden to the front aspect. The delightful rear garden features patio and lawned areas with border shrubs and a useful storage shed.

Situated in a quiet cul-de-sac position, the property is ideally placed for a number of different schools, including Cranberry Academy and Alsager School, with transport links such as the M6 and A500 also both within easy reach. For those with dogs (or who simply like getting out and about), a number of walks are nearby including Cranberry Moss, alongside leisure facilities such as Alsager Sports Hub and Alsager Leisure Centre.

An excellent home which is ideal for first time buyers! Please contact Stephenson Browne to arrange your viewing.

### Entrance Hall

Composite front door, fitted carpet, ceiling light point.

### Lounge

11'10" x 11'9" (3.607 x 3.592)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

### Kitchen/Diner

11'9" x 10'10" (3.606 x 3.324)

Tiled flooring, UPVC double glazed window and French Doors leading to the rear garden, two ceiling light points, radiator, under stairs storage cupboard, wall and base units providing storage, one and a half bowl stainless steel sink with drainer, freestanding cooker, dishwasher (both included), space and plumbing for appliances.

### Landing

Fitted carpet, ceiling light point.

### Bedroom One

11'10" x 10'11" (3.607 x 3.347)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.







### **Bedroom Two**

10'11" x 6'6" (3.342 x 1.998)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, airing cupboard. loft access.

### **Bathroom**

7'7" x 4'10" (2.319 x 1.489)

Tiled flooring, UPVC double glazed window, downlights, chrome towel radiator, part tiled walls, W/C, pedestal wash basin, bath with overhead power shower.

### **Outside**

To the front of the property is a lawned garden and a tarmac driveway extending to the side of the property, whilst the rear garden features patio and lawned areas with border shrubs and a useful storage shed.

### **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.

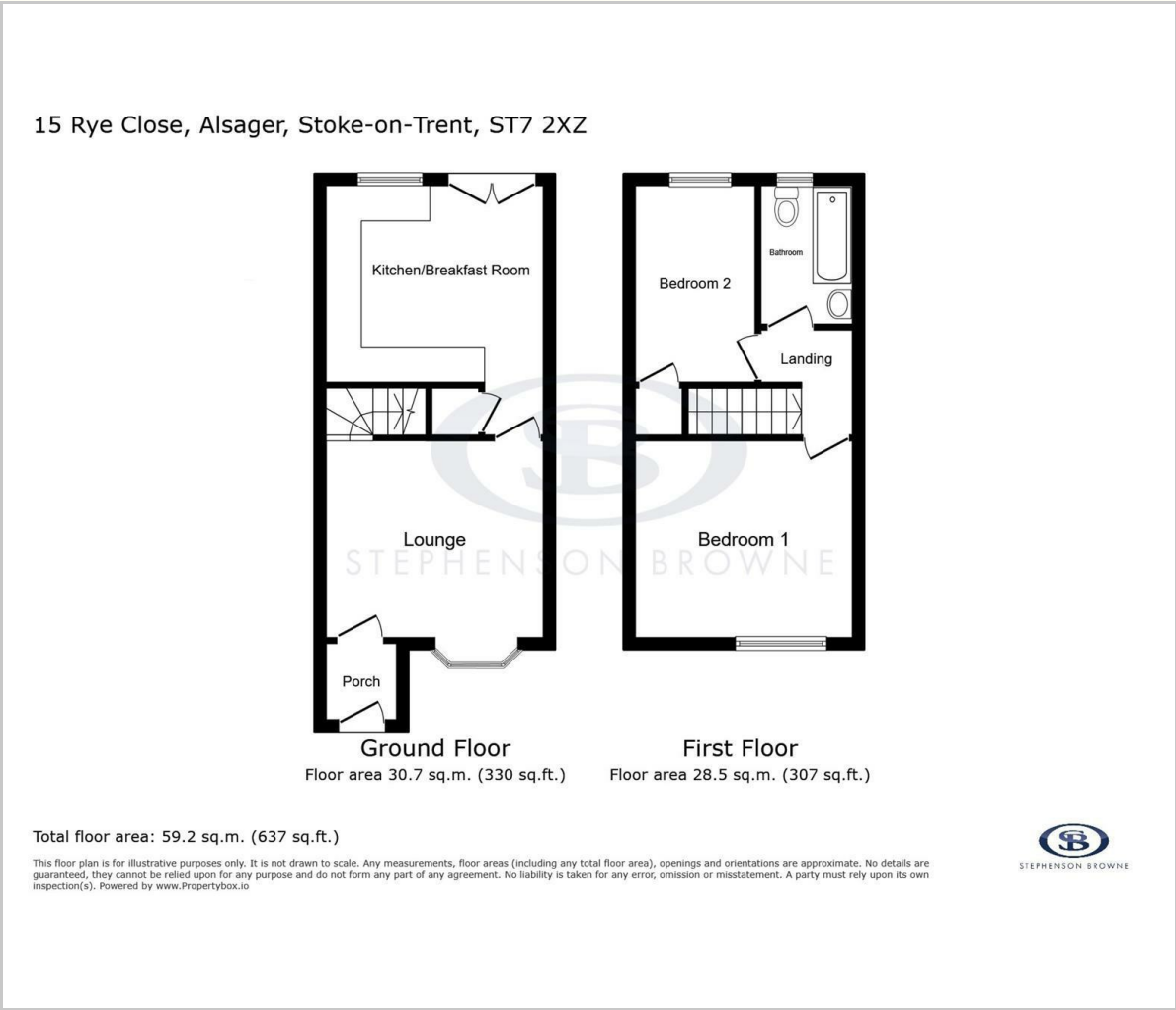
### **NB: Copyright**

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### **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.

Floor Plan

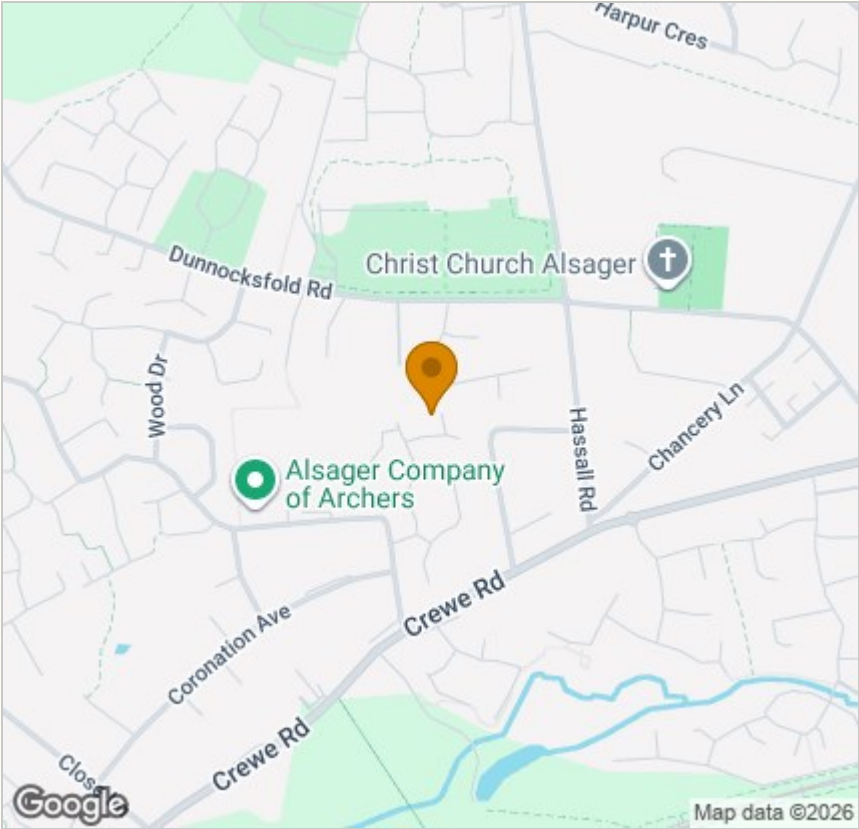


Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property 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

Area Map



Energy Efficiency Graph

