



15 Rye Close
ST7 2XZ
£200,000



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 tarmacadam 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.

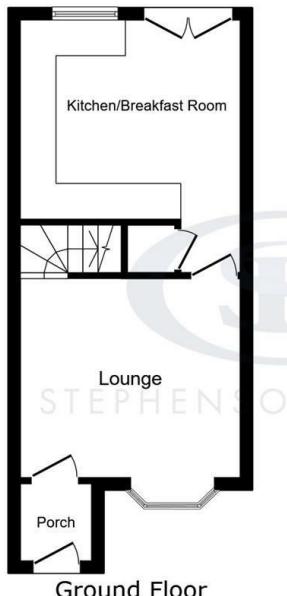
NB: Tenure
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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

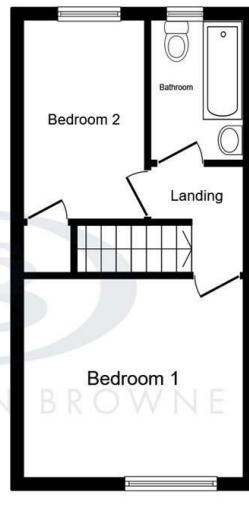
Alsager AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual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

15 Rye Close, Alsager, Stoke-on-Trent, ST7 2XZ



Floor area 30.7 sq.m. (330 sq.ft.)



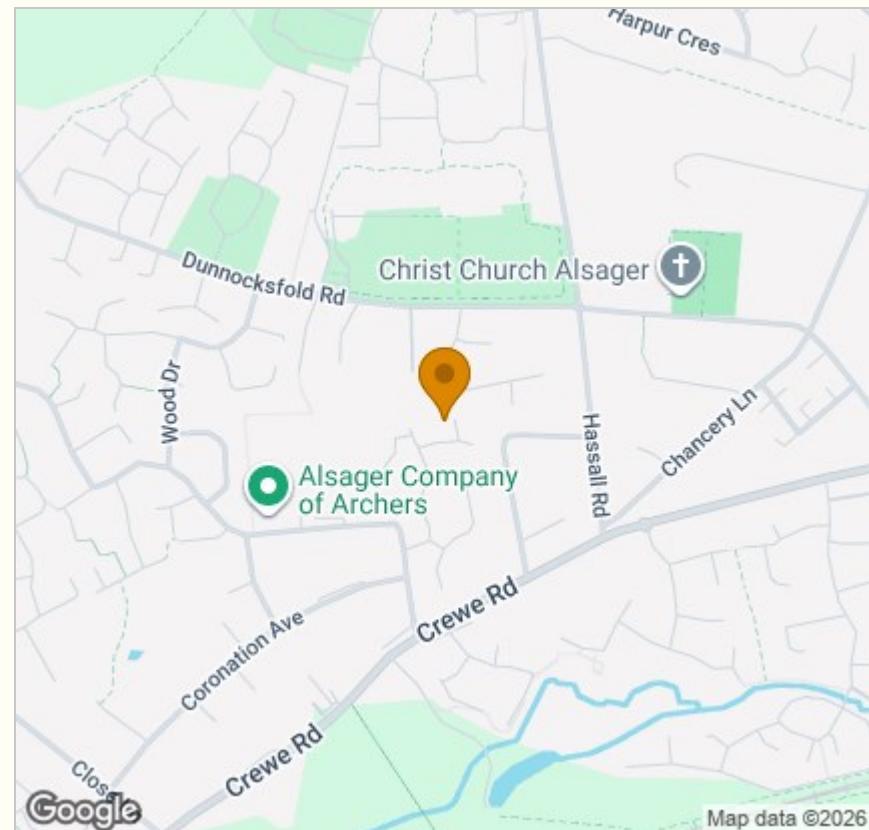
Floor area 28.5 sq.m. (307 sq.ft.)



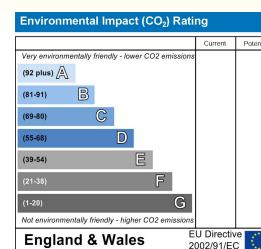
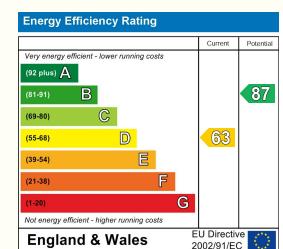
Total floor area: 59.2 sq.m. (637 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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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