



## 7 Avon Court

ST7 2BA

£235,950



2



1



1



B



STEPHENSON BROWNE

A well-presented two bedroom semi-detached true bungalow with a garage in a popular cul-de-sac position, offered for sale with no onward chain! This delightful bungalow occupies a prime position on Avon Court and benefits from a private rear garden which isn't overlooked!

A central hallway leads to a spacious lounge, with a fully fitted kitchen and a very useful shower room, whilst both bedrooms are well-proportioned. Off road parking is provided via brick paved driveway and a brick-built detached single garage providing further parking or storage space. The property also features a fully boarded loft with a fixed ladder for easy access, as well as Solar Panels to help keep energy costs down, with both the bungalow and garage protected by security alarms.

The front garden features a lawn with mature border shrubs, whilst the beautiful rear garden features patio and lawned areas with mature border shrubs, offering an excellent degree of privacy and creating an idyllic and peaceful setting to enjoy the best of the summer weather! The garden also features a greenhouse and a useful storage shed, perfect for those who wish to spend some time making the most of their garden!



Situated on Avon Court, the property is perfectly placed for the wealth of amenities within Alsager, whilst schools such as Pikemere County Primary School and Alsager School are also nearby. Commuting links such as the M6, A500 and A34 are all within easy reach.

A superb bungalow which is most definitely ready to move into and is offered for sale with no onward chain! Please call Stephenson Browne to arrange your viewing.

#### Entrance Hall

Vinyl laminate effect flooring, UPVC double glazed front door, ceiling light point, radiator, loft access.

#### Lounge

17'1" x 11'5" (5.209 x 3.495)

Laminate flooring, UPVC double glazed french doors, radiator, downlights, electric fire.





#### **Kitchen**

9'4" x 7'9" (2.850 x 2.381)

Tiled flooring, UPVC double glazed rear door and window, tiled splashback, one and a half bowl stainless steel sink with drainer, ceiling light point, integrated Zanussi oven, microwave, hobs and cooker hood, space and plumbing for appliances.

#### **Bedroom One**

11'5" x 9'11" (3.488 x 3.023)

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

#### **Bedroom Two**

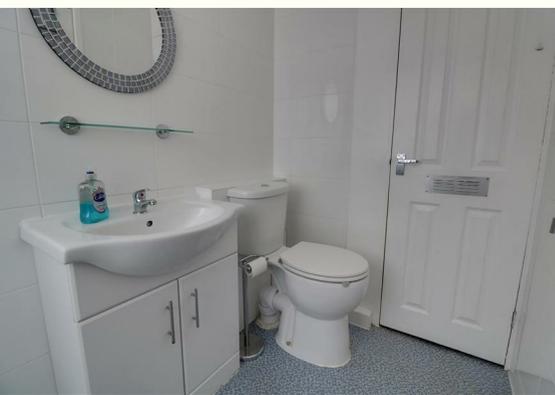
9'5" x 7'11" (2.878 x 2.420)

Minimum measurements to Fitted Wardrobes - fitted carpet, UPVC double glazed window, ceiling light point, radiator.

#### **Shower Room**

7'9" x 4'7" (2.384 x 1.414)

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, chrome towel radiator, airing cupboard. W/C, wash basin with vanity unit, walk-in shower cubicle.



#### **Outside**

To the front of the property is a brick paved driveway with a lawned garden and mature border shrubs, whilst the rear garden features patio and lawned areas with mature border shrubs, offering an excellent degree of privacy.

#### **Garage**

A detached brick-built single garage with power and lighting, UPVC window, double garage doors.

#### **Council Tax Band**

The council tax band for this property is B.

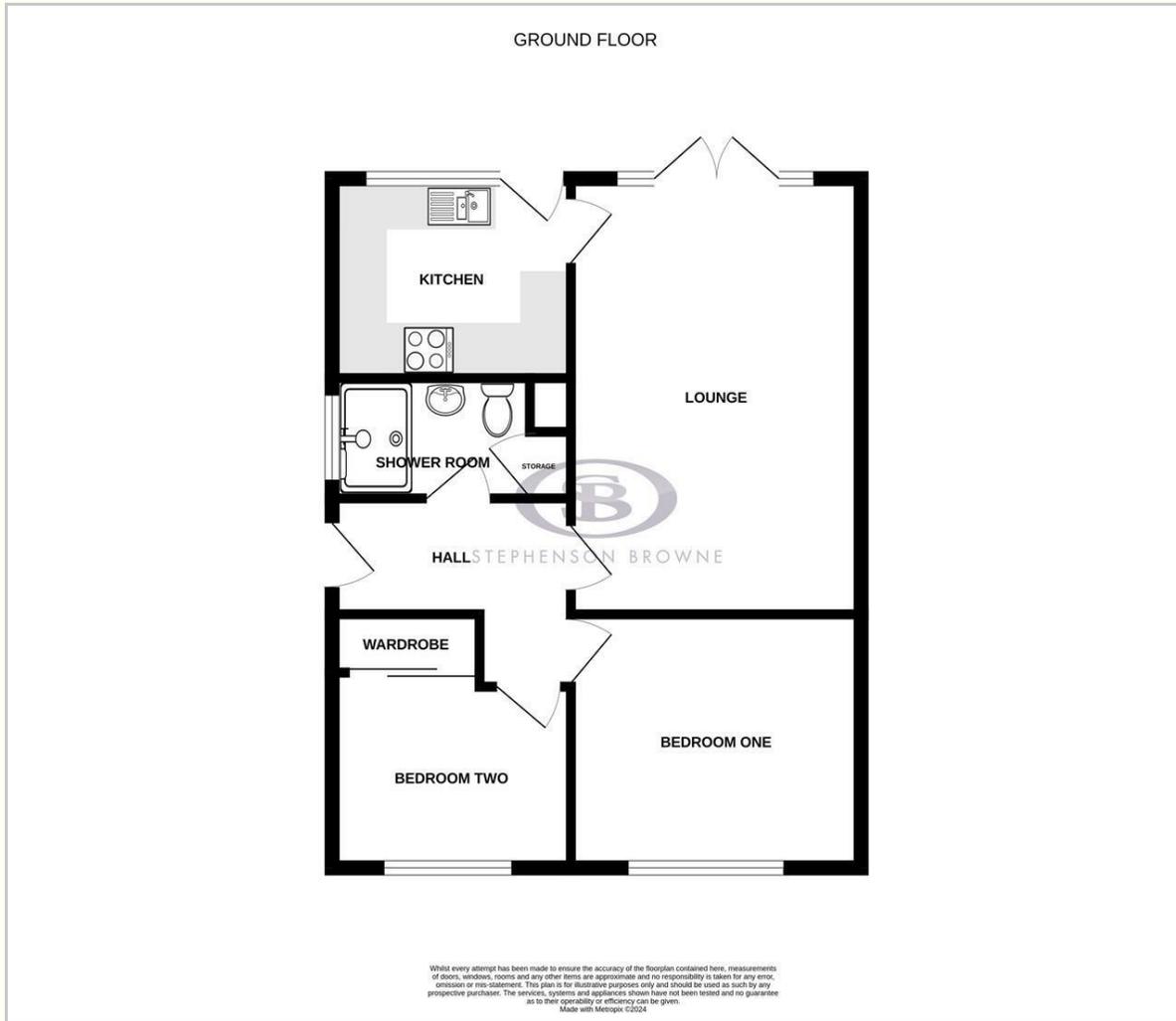
#### **NB: Tenure**

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.

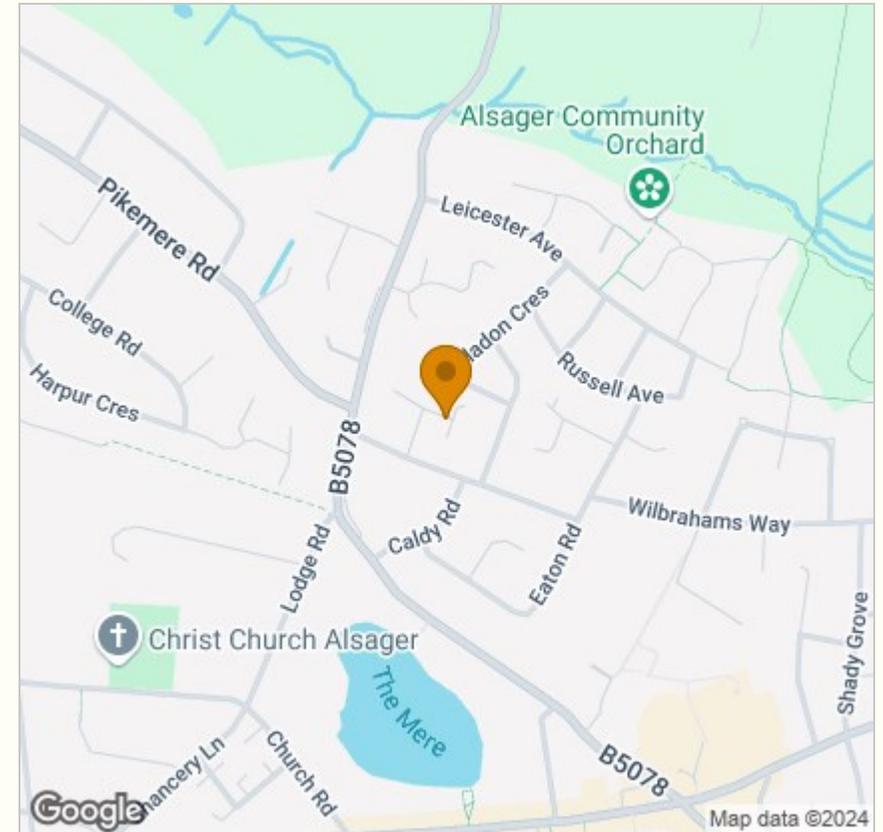
## Floor Plan



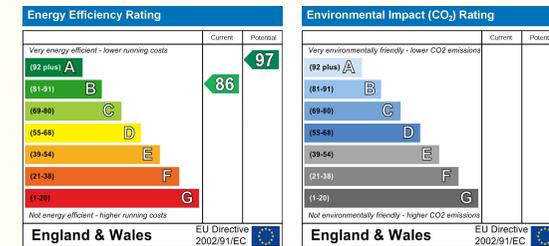
## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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**

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW

T: 01270 883130 E: alsager@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk