



8 Tibb Street

ST7 8PT

No Onward Chain £140,000



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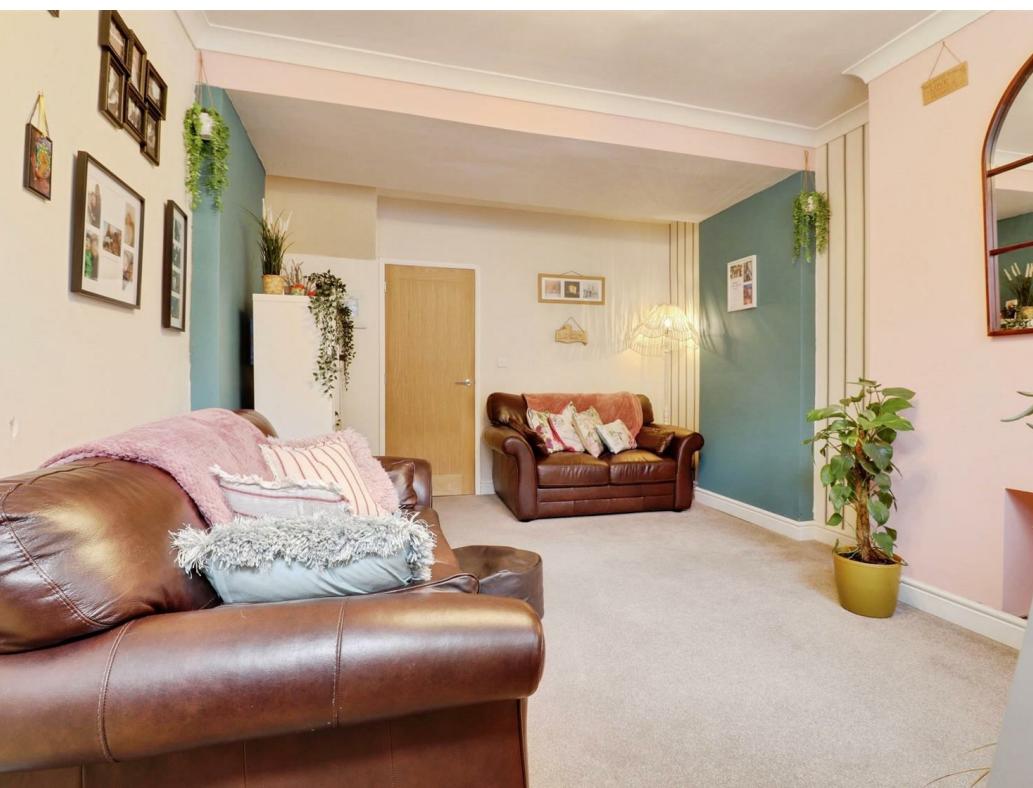
STEPHENSON BROWNE

NO ONWARD CHAIN - WELL PRESENTED  
THREE BEDROOM HOME - POPULAR  
LOCATION - A traditional, three bedroom  
Victorian property situated within the confines of  
Bignall End. The property has excellent road  
links to neighbouring towns and villages such as  
Audley, Crewe, Alsager and Newcastle with the  
A500 & M6 motorway within easy reach.

The property is well presented and ready for the next owner to move straight in, an ideal first time buy, downsize or investment opportunity. To the ground floor, a through lounge diner, kitchen diner and downstairs bathroom. From the kitchen, there is a handy shared entry, which allows access from the front of the property. To the first floor there are two double bedrooms and a single bedroom.

Externally, there are two paved patio areas providing ample space for garden furniture with a lawned garden having walled boundaries.

Contact Stephenson Browne to arrange your all important viewing!



## Lounge

16'2" x 11'9"

Double glazed window to the front elevation.

## Kitchen Diner

11'9" x 11'6"

Range of wall, base and drawer units incorporating a 1.5 bowl sink unit with drainer and mixer tap. Integrated oven with electric hob and extractor. Double glazed window to the rear elevation.

## Rear Hall

uPVC panelled door opening to the rear garden. uPVC panelled door opening to the side passageway.

## Family Bathroom

8'3" x 6'8"

Three piece suite comprising a low level WC, pedestal wash hand basin with mixer tap and a P-shaped bath having mixer tap. Half tiled walls. Single panel radiator. Double glazed frosted window to the side elevation.

## First Floor Landing

Doors to all rooms.

## Bedroom One

13'10" x 11'11"

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

## Bedroom Two

10'5" x 8'0"

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

## Bedroom Three

10'4" x 6'11"

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

## Externally

### Council Tax Band

The council tax band for this property is A.

### 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.

### 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

Tibb Street, Bignall End, ST7 8PT



Ground Floor

Floor area 45.2 sq.m. (486 sq.ft.)

First Floor

Floor area 35.3 sq.m. (380 sq.ft.)

Total floor area: 80.5 sq.m. (867 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](http://www.Propertybox.io)

## Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79
(81-91)	B	68
(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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64