



84 Linley Road

ST7 2QF

£295,000



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STEPHENSON BROWNE

**NO ONWARD CHAIN - EXTENDED
BUNGALOW - OPEN ASPECT TO THE REAR!**
Welcome to Linley Road, a two bedroom detached situated in an elevated position, enjoying stunning views from the rear gardens.

In brief, the well planned accommodation comprises: Entrance hall, lounge giving access to the second reception room running the full width of the property, kitchen breakfast room and two double bedrooms to the front, having bow windows and fitted bedroom furniture. The shower room is also accessed from the hallway. There is also access internally into the garage having a utility area.

The property is positioned on a generous and enclosed plot having ample parking to the front leading to an attached garage. The rear garden offers shale and paved patio areas providing the perfect space for outdoor entertaining, enjoying the surrounding open views and a great degree of privacy, it really is not one to be missed!

An early inspection is essential to appreciate the properties position, spacious accommodation and wonderful open aspect. Contact Stephenson Browne today to arrange your all important viewing!



Entrance Hall

UPVC panelled entrance door having glazed frosted insets. Doors to all rooms

Kitchen

11'11" x 11'9"

Range of wall, base and drawer units with work surfaces over incorporating a single drainer sink unit with mixer tap. Space for a cooker with extractor canopy over. Integrated fridge. Double panel radiator. Double glazed window to the rear elevation.

Lounge

11'9" x 11'9"

Double glazed frosted window to the side elevation. TV aerial point. Single panel radiator. Double doors into:-

Second Reception Room

29'8" x 8'4"

Double glazed window to the rear elevation. Double glazed French doors opening to the rear garden. Door into the garage. Single panel radiator.

Bedroom One

14'9" into bay x 12'10"

Range of fitted bedroom furniture having wardrobes with hanging rail and shelving and dressing table with drawers. Two single panel radiators. Double glazed bow window to the front elevation.

Bedroom Two

14'11" into bay x 11'9"

Range of fitted bedroom furniture having wardrobes with hanging rail and shelving and dressing table with drawers. Two single panel radiators. Double glazed bow window to the front elevation.

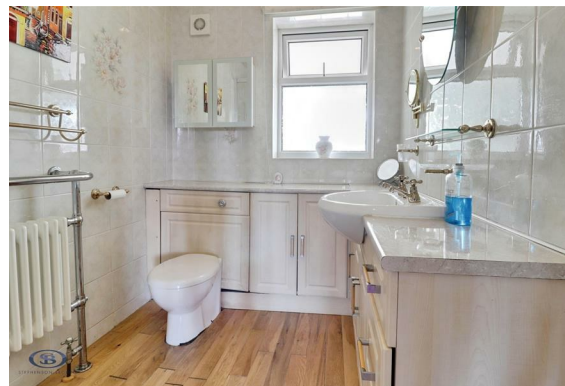
Shower Room

5'10" x 8'10"

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with storage cupboards and a corner shower cubicle with shower over. Heated towel radiator. Double glazed frosted window to the rear.

Externally

The property is situated in an elevated position, set back from the main road with a tarmac, shale and block paved driveway providing ample off road parking for numerous vehicles leading to an attached garage. Walled and fenced boundaries. The rear garden is mainly paved for ease of maintenance with an elevated shale area. Fenced and hedged boundaries.



Garage

10'5" x 18'2"

Electric roller door to the front. Double glazed window and courtesy door to the rear. Space and plumbing for a washing machine. Wall mounted gas central heating boiler.

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.

Council Tax Band

The council tax band for this property is C.

NB: Tenure

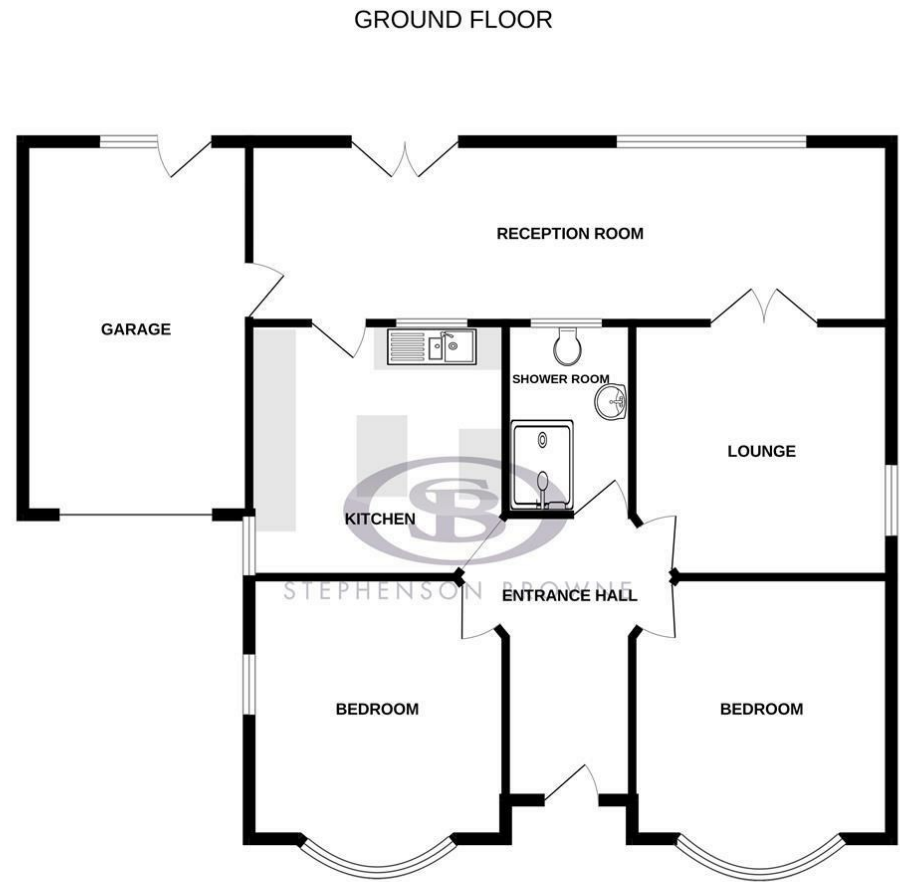
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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Floor Plan



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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