



STEPHENSON BROWNE

Avon Court, Alsager

ST7 2BA



£230,000

Description

A well-presented two bedroom semi-detached true bungalow with a garage in a popular cul-de-sac position! 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! Please call Stephenson Browne to arrange your viewing.



Room Descriptions

Entrance Hall

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

Lounge

17'1" x 11'5"

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

Kitchen

9'4" x 7'9"

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, hob and cooker hood, space and plumbing for appliances.

Bedroom One

11'5" x 9'11"

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

Bedroom Two

9'5" x 7'11"

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

Shower Room

7'9" x 4'7"

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

Externally

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

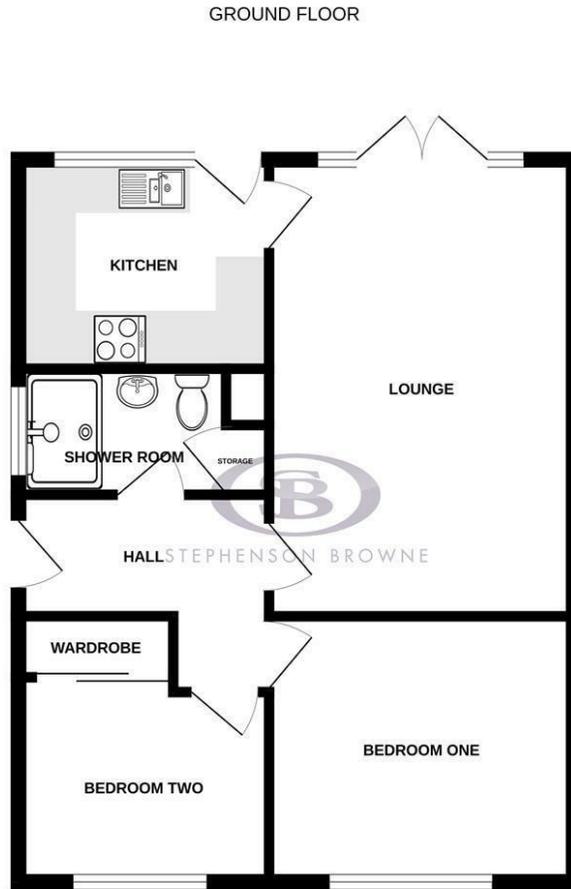
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Floorplans



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. Made with Metropix ©2024

Area Map



EPC Rating

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 97 |
| (81-91) B | 86 | |
| (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 office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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