



STEPHENSON BROWNE

22 Swettenham Close

ST7 2XG

£180,000



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STEPHENSON BROWNE

A two bedroom mid-terraced mews home which is ideal for first time buyers, benefiting from a conservatory to the rear!

A fantastic opportunity for first time buyers or those wishing to downsize to purchase a home in a prime position within Alsager, close to the town centre with a green space to the rear!

An entrance hallway leads to the lounge, which opens into the dining kitchen with the conservatory to the rear. Upstairs there are two bedrooms and the family bathroom, with the principal bedroom also featuring a walk-in wardrobe space which was previously an en-suite, and could easily be returned to the original layout if desired.

The property features an open communal lawned area to the front aspect, whilst the private rear garden is low maintenance and features patio and gravelled areas. An allocated parking space is available within a parking area near to the property, with an additional visitors' parking space.

Situated on Swettenham Close, just off Hall Drive, the property is perfectly placed for the wealth of amenities within Alsager including several pubs, bars, restaurants and shops, as well as several schools including Alsager School and St Gabriel's RC Primary School. Several leisure facilities are also nearby, including Alsager Leisure Centre and Alsager Sports Hub.

A fantastic home which is not to be missed! Please contact Stephenson Browne to arrange your viewing.

Entrance Hall

Laminate flooring, composite front door, ceiling light point, radiator, meter cupboard.

Lounge

11'10" x 10'7" (3.616 x 3.232)

Laminate flooring, UPVC double glazed bay window, ceiling light point, radiator, under stairs storage cupboard, opening into;

Kitchen/Diner

13'11" x 9'7" (4.254 x 2.937)

Laminate flooring, UPVC double glazed window and French doors leading to the Conservatory, two ceiling light points, radiator, stainless steel sink with drainer, tiled splashback, space and plumbing for appliances, wall and base units providing storage space, Worcester gas central heating boiler.

Conservatory

9'10" x 9'8" (3.001 x 2.958)

Tiled flooring, UPVC double glazed windows and French doors leading to the rear garden, ceiling light point, radiator, solid roof.

Landing

Fitted carpet, ceiling light point, loft access, storage cupboard.

Bedroom One

12'0" x 10'9" (3.666 x 3.292)

Fitted carpet, UPVC double glazed window, ceiling light point, storage cupboard.

Walk-In Wardrobe

6'11" x 2'10" (2.127 x 0.869)

Previously an En-Suite, now used as a storage space/walk-in wardrobe - vinyl flooring, ceiling light point, extractor fan.

Bedroom Two

9'4" x 7'1" (2.855 x 2.182)

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





Bathroom

6'5" x 5'6" (1.973 x 1.688)

Laminate flooring, UPVC double glazed window, ceiling light point, chrome towel radiator, part tiled walls, W/C, wash basin with vanity unit, bath with overhead shower.

Outside

To the front of the property is a green space/courtyard, whilst the private rear garden features patio and gravelled areas with mature shrubs. There is also allocated parking available within a communal parking area, with one allocated space and a visitor's parking space.

Estate Charge

Whilst we have been informed by our sellers that the property is freehold, please note, we have been made aware by the sellers that an estate charge is payable to cover maintenance for the development. We are advised this charge is £380 per year and covers communal grounds maintenance, including mowing of the lawned space to the front of the property. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

Council Tax Band

The council tax band for this property is B.

NB: Tenure

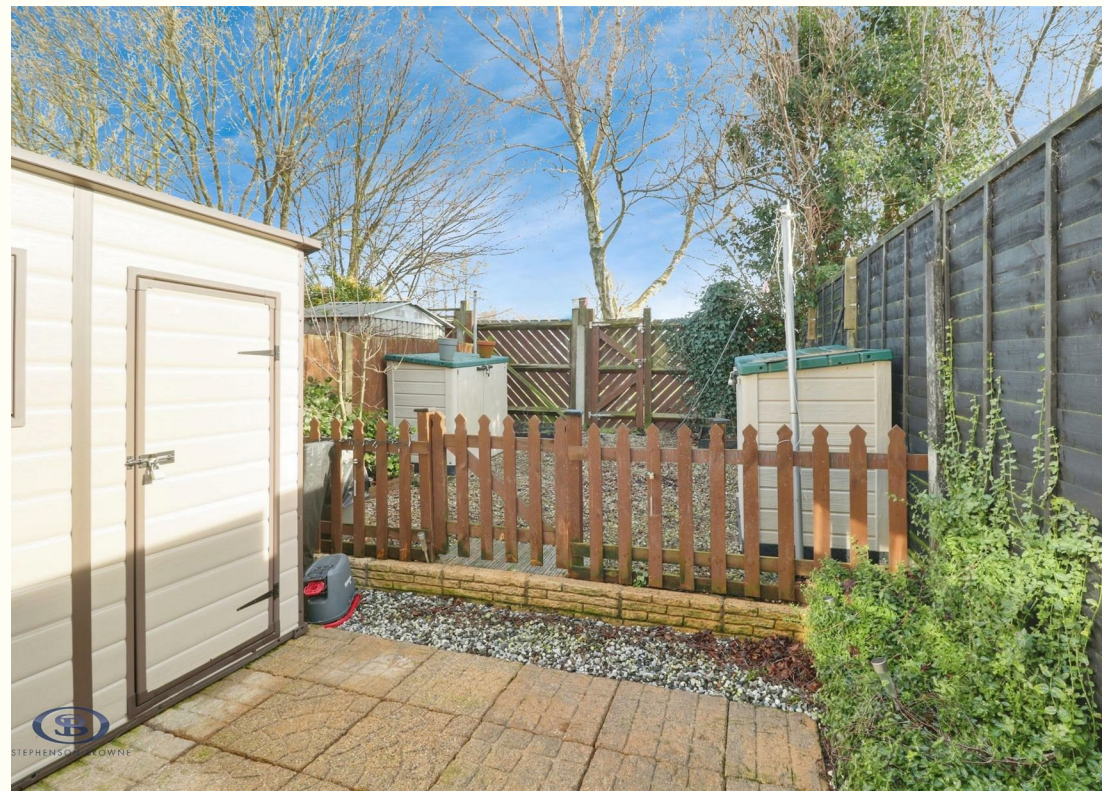
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

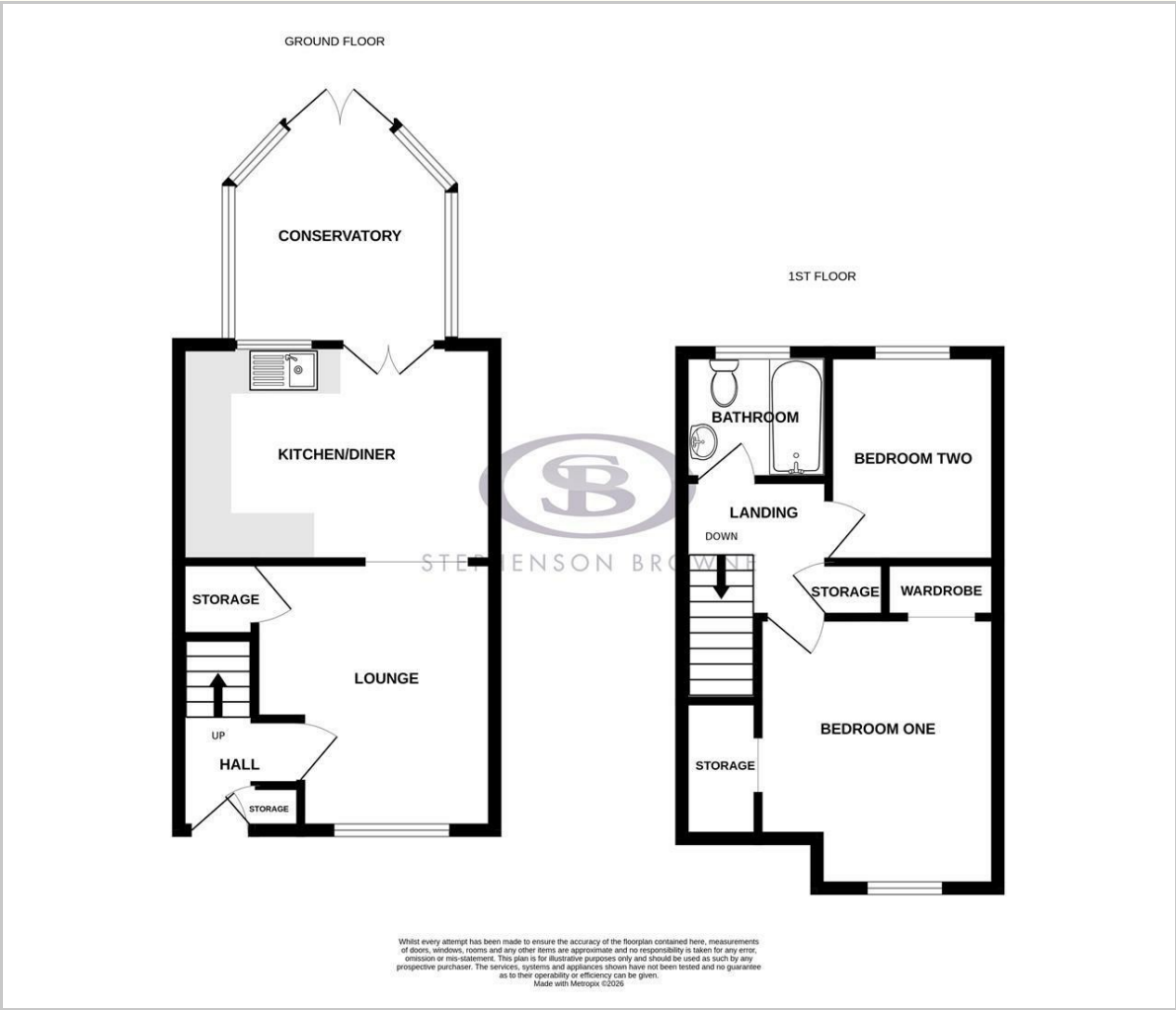
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Alsager AML Disclosure

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



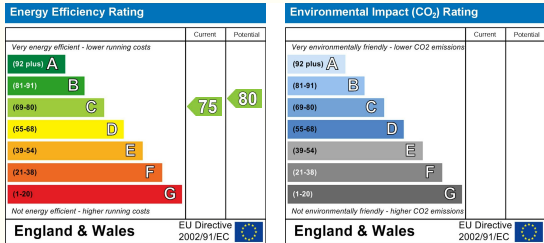
Viewing

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