



2 Greenway Close
ST7 3TN
£240,000



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STEPHENSON BROWNE

A well-maintained family home in a quiet cul-de-sac position within Rode Heath, close to a number of transport links! This three bedroom semi-detached property has been upgraded in recent years with new UPVC double glazing and a modern combi gas central heating boiler.

Although we anticipate buyers may wish to carry out some cosmetic updating, the property has been well cared for over the years and has ample potential to create a stunning family home.

An entrance hallway leads to the kitchen and lounge, which opens into the dining room at the rear of the property which benefits from French doors leading to the garden. Upstairs there are three bedrooms and the family bathroom, with a separate W.C.

Off-road parking is provided via a paved driveway and a concrete-built single garage, whilst the landscaped rear garden features a number of patio and gravelled areas. Also comprising a pond and mature shrubs throughout, the garden creates an idyllic setting to relax and enjoy the best of the summer weather.

Situated in a quiet cul-de-sac position on Greenway Close, the property is perfectly placed for Rode Heath Primary School, which is quite literally around the corner from the property. Commuting links such as the M6, A500 and A34 are within easy reach, whilst a number of walks at Rode Heath Rise and along the Trent & Mersey Canal are within close proximity.

An ideal family home in a superb location! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Fitted carpet, UPVC double glazed front door, ceiling light point, radiator, under stairs storage cupboard.

Lounge

14'0" x 11'10"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fireplace, opening into;

Dining Room

8'7" x 8'3"

Fitted carpet, UPVC double glazed French doors leading to the rear garden, ceiling light point, radiator.

Kitchen

9'8" x 8'7"

Tiled flooring, part tiled walls, UPVC double glazed window and rear door, ceiling strip light, wall and base units, porcelain sink with drainer, space and plumbing for appliances.

Landing

Fitted carpet, UPVC double glazed window, ceiling light point, loft access.

Bedroom One

12'10" x 9'10"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, airing cupboard housing combi gas central heating boiler.

Bedroom Two

10'0" x 9'11"

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

Bedroom Three

9'4" x 8'0"

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

Bathroom

5'6" x 4'10"

Vinyl flooring, UPVC double glazed window, ceiling light point, radiator, tiled walls, wash basin, bath with overhead shower.

Separate W/C

Vinyl flooring, UPVC double glazed window, ceiling light point, tiled walls, W/C.



Outside

To the front of the property is a paved driveway providing off-road parking, alongside a low-maintenance gravelled frontage. The landscaped rear garden features a number of patio and gravelled areas, a pond, and a number of bedded areas with mature shrubs and plants throughout the garden, creating an idyllic spot to relax and enjoy the summer weather!

Garage

A concrete-built single garage.

Council Tax Band

The council tax band for this property is C.

NB: Tenure

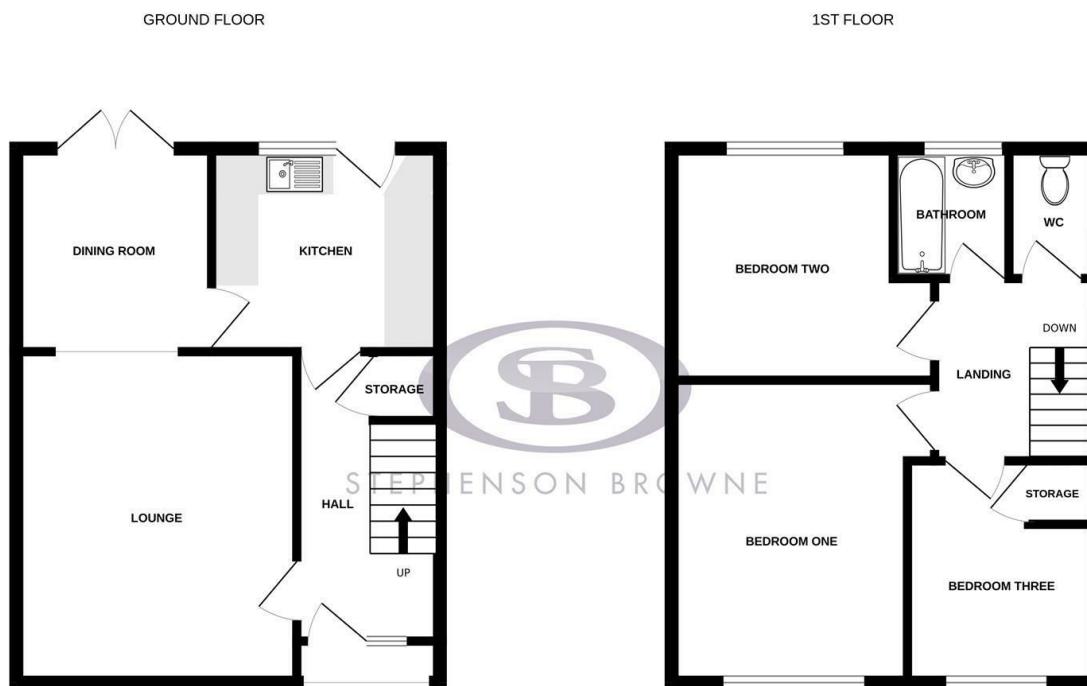
We have been advised that the property tenure is **FREEHOLD**, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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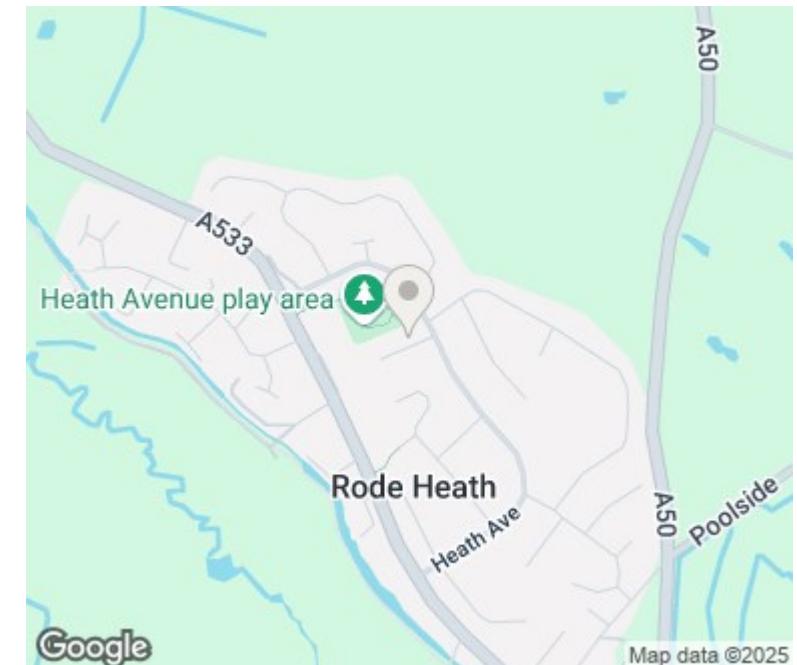
Floor Plan



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 sale 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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