



23 Moorhouse Avenue

ST7 2DT

£180,000



3



1



2



E



STEPHENSON BROWNE

NO CHAIN - A fully modernised, three bedroom property situated on a generous plot within a popular residential estate, close to Alsager Town Centre, a range of local amenities and excellent transport & commuter links.

The property has been fully modernised by the current owners and is now ready to move into, an ideal first time buy or investment! In brief the property comprises: Entrance hall with store/utility room, light lounge with bay window to the front, dining room with French doors opening to the rear garden and a refitted kitchen completes the ground floor. To the first floor, three generous double bedrooms and a refitted family bathroom.

Externally the property benefits from lawned front and rear gardens with potential for off road parking (subject to the usual permissions) and a patio area to the rear ideal for outside entertaining.

Moorhouse Avenue is a convenient location, ideally situated for the wealth of amenities within Alsager town centre, whilst several commuting links are within close proximity such as the M6, A500 and A34.

An ideal family home or buy to let investment opportunity which is not to be missed, an early viewing is essential to appreciate the properties spacious accommodation, position and move-in condition. Contact Stephenson Browne to arrange your viewing today!

Entrance Hall

uPVC panelled door having double glazed frosted insets. Stairs to the first floor. Doors to all rooms.

Lounge

13'2" into bay x 12'8" (4.019 into bay x 3.872)
Double glazed bay window to the front elevation. Double panel radiator. Wall mounted electric fire.

Dining Room

11'5" x 10'8" (3.484 x 3.268)
Double glazed French doors opening to the rear garden. Double panel radiator.

Kitchen

10'1" x 9'4" (3.084 x 2.866)
Double panel radiator. Double glazed frosted door opening to the rear garden. Two double glazed windows to the rear elevation. Range of base and drawer units with roll top work surfaces over incorporating a single drainer sink unit with mixer tap. Integrated oven with electric hob and extractor canopy over. Space for freestanding fridge freezer.

First Floor Landing

Doors to all rooms.





Bedroom One

11'5" x 10'10" (3.495 x 3.326)

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

Bedroom Two

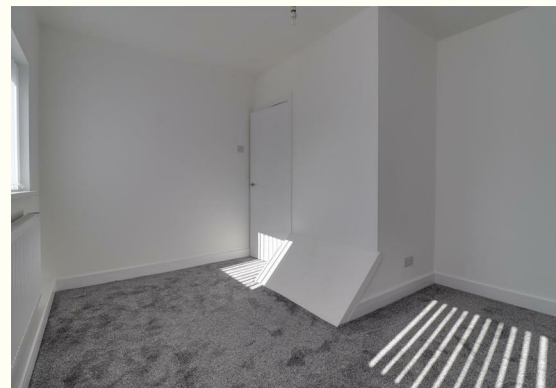
10'8" x 11'5" (3.253 x 3.500)

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

Bedroom Three

12'9" x 10'7" (3.902 x 3.237)

Two double glazed windows to the front elevation. Double panel radiator.



Family Bathroom

7'1" x 5'11" (2.166 x 1.819)

Double panel radiator. Double glazed frosted window to the rear elevation. Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and storage cupboard below and a panelled bath with mixer tap and shower attachment over. Storage cupboard housing the wall mounted gas central heating boiler.



Externally

The front garden is mainly laid to lawn with mature trees giving a good degree of privacy. Shared block paved pathway to the front door. Shared side access leading down the side of the property to the rear garden. The rear garden is mainly laid to lawn with paved patio area providing ample space for garden furniture. Hedged boundary. Outhouse and further open outbuilding

Council Tax Band

The council tax band for this property is A.

NB: Tenure

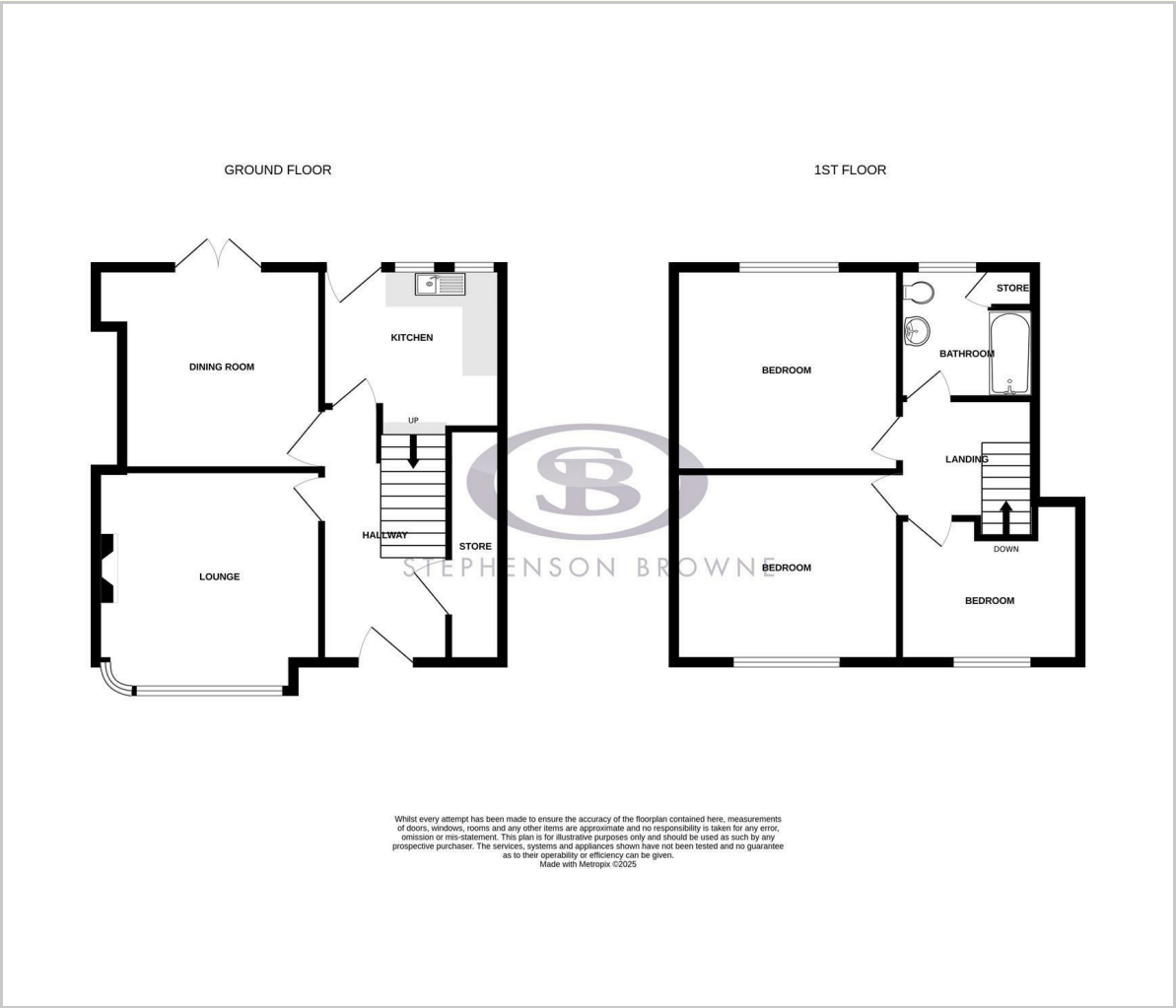
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.



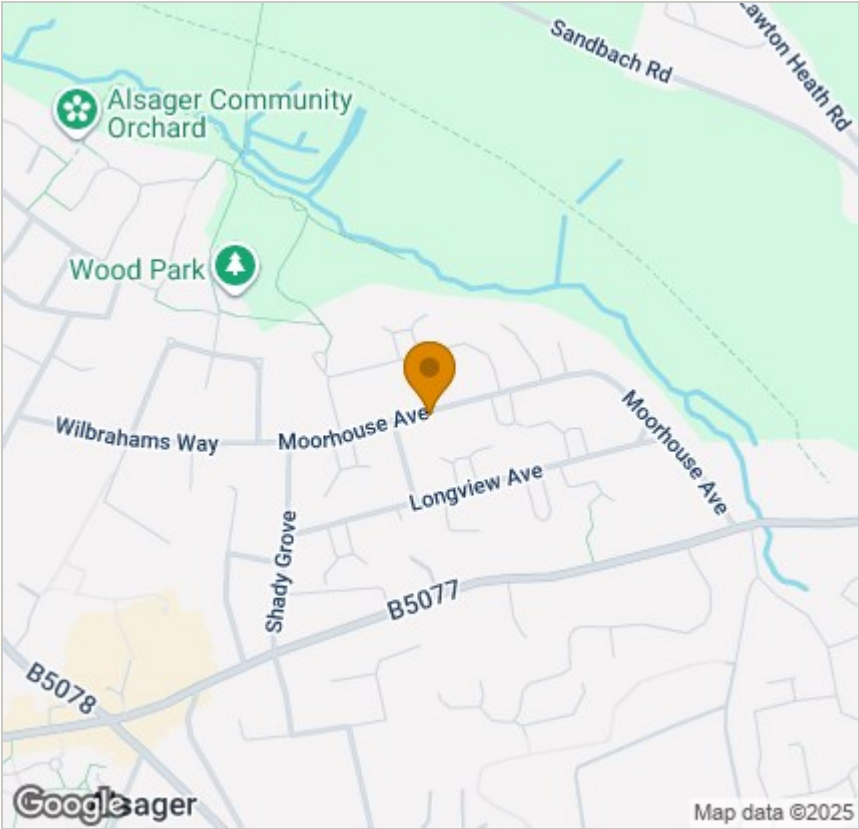
Floor Plan



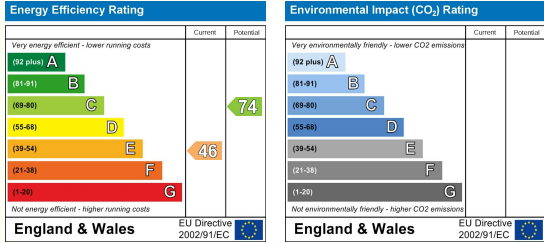
Viewing

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