26 Margery Avenue

ST7 3HU

Offers Over £230,000

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STEPHENSON BROWNE

NO ONWARD CHAIN - CONVENIENT RESIDENTIAL LOCATION - A two bedroom detached bungalow in Scholar Green, with a detached garage and private rear garden.

A fantastic opportunity to purchase a detached bungalow which benefits from ample off-road parking and a well-proportioned rear garden which offers an excellent degree of privacy!

An entrance hallway leads to kitchen having its own separate pantry, and the lounge having space for dining. The two bedrooms and wet room are accessed via the inner hallway, also giving access to a good sized storage cupboard.

Off-road parking is provided via a tarmac driveway leading to the detached garage, with a lawned garden and mature borders to the front, whilst the fantastic rear garden features with a paved patio area and lawned areas having stocked borders.

Margery Avenue is a popular road which offers excellent links to Alsager, Congleton, Kidsgrove and Talke, whilst remaining close to a number of commuting links such as the A34, A500 and M6. Several schools are available in the local area, including Scholar Green Primary School, Rode Heath Primary School and Alsager School.

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

Entrance Porch
uPVC panelled entrance door having double glazed frosted insets. Opening into:-

Kitchen
8'0" x 7'9"
Range of wall and base units with roll top work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Space for a fridge freezer, washing machine and an oven. Single panel radiator. Double glazed window to the side elevation. uPVC panelled door having double glazed frosted insets opening to the side.

Pantry
3'5" x 3'1"
Wall mounted gas central heating boiler and having shelving

Lounge
17'4" x 12'11"
Double glazed window to the front elevation. Single panel radiator. Wall mounted electric fire. Door into:-

Inner Hall
Doors to all rooms. Loft access point. Storage cupboard having shelving.

Bedroom One
11'4" x 10'3"
Double glazed window to the rear elevation. Single panel radiator.

Bedroom Two
9'5" x 8'8"
Double glazed window to the rear elevation. Single panel radiator.

Wet Room
5'4" x 6'3"
Double glazed frosted window to the side elevation. Three piece suite comprising a low level WC with push button flush, pedestal wash basin and a wall mounted shower. Tiled walls. Single panel radiator.

Externally
The property is approached by a tarmac driveway leading down the side of the property providing ample off road parking for numerous vehicles leading to the detached garage. The front and rear gardens are mainly laid to lawn with stocked borders housing a variety of trees shrubs and plants. A paved patio arear to the provides ample space for garden furniture. Fenced boundary to the side and rear. Outside tap and light.

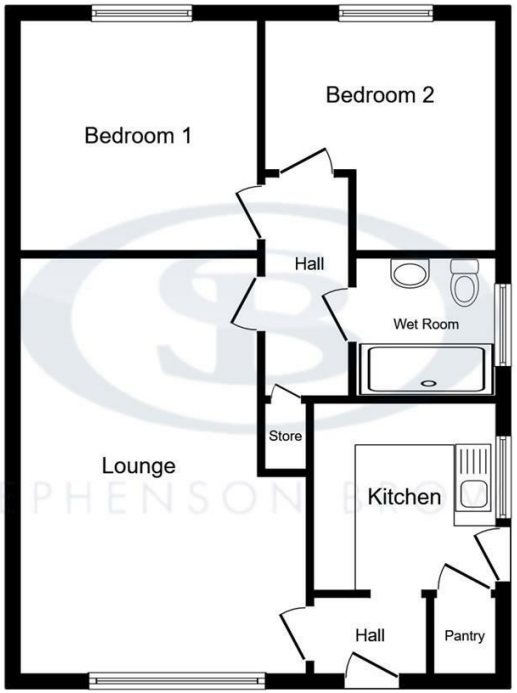
Detached Garage
7'10" x 16'1"
Electric roller door. Power and lighting.

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

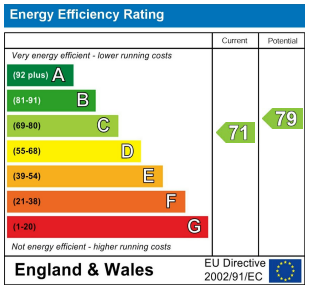
Floor Plan

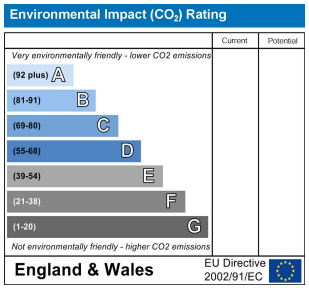


Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map





Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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