



32 Cody Place

ST7 2EX

Offers Over £255,000



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STEPHENSON BROWNE

Situated at the end of a cul-de-sac, a modern three-bedroom end terraced home built in 2022 on the highly sought-after Scholars Place development close to Alsager town centre, which is beautifully presented throughout! The property features a number of upgrades not standard with the builders specification and must be viewed to be appreciated.

This stylish and immaculately presented property would make an ideal first time buy or family home, and is situated on one of Alsager's most popular developments, close to Alsager School and Alsager Sports hub, as well as the wealth of amenities within Alsager itself!

An entrance hallway leads to the lounge, with an inner hall leading to a downstairs WC and a well-proportioned kitchen/diner with a number of integrated appliances, with French doors leading out to the rear garden. Upstairs, there are three bedrooms and the family bathroom, with fitted wardrobes to two bedrooms and the principal bedroom also having an en-suite shower room.

Off-road parking is provided via two allocated parking spaces. The fully enclosed rear garden features patio and lawned areas, ideal for families with children and/or pets looking to make the most of the summer weather!

The property provides excellent links to commuting routes, including the A500 and M6 (Junction 16), with the wealth of amenities within Alsager itself only a short distance away. Several schools are nearby, including Pikemere County Primary School and Alsager School.

A stunning family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

LVT flooring, composite front door, ceiling light point, radiator.

Lounge

12'8" x 11'10"

LVT flooring, UPVC double glazed window, spotlights, radiator.

Inner Hall

LVT flooring, ceiling light point, under stairs storage cupboard.

Downstairs WC

5'7" x 3'5"

LVT flooring, ceiling light point, extractor fan, radiator, W/C, pedestal wash basin with tiled splashback.

Kitchen Diner

14'11" x 9'11"

LVT flooring, UPVC double glazed window and French doors leading to the rear garden, spotlights, radiator, stainless steel sink with drainer, integrated induction hob, oven, cooker hood, dishwasher, washer dryer and fridge freezer, wall and base units providing ample storage, dining area.

First Floor Landing

LVT flooring, ceiling light point, loft access, radiator.

Principal Bedroom

9'7" x 9'6"

Minimum measurements -LVT flooring, UPVC double glazed window, ceiling light point, spotlights, radiator, fitted wardrobes with hanging rail and shelving, storage cupboard.

En-Suite

6'3" x 5'7"

LVT flooring, UPVC double glazed window, ceiling light point, radiator, part tiled walls, W/C, pedestal wash basin, shower cubicle.

Bedroom Two

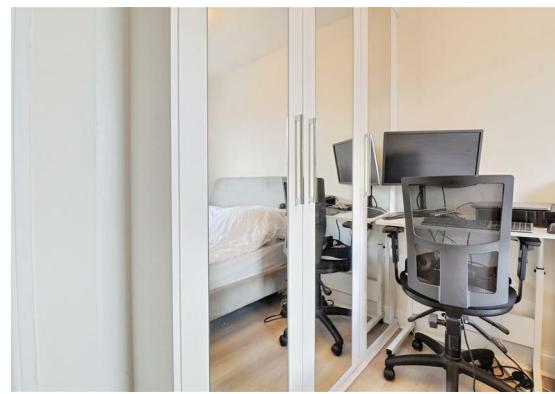
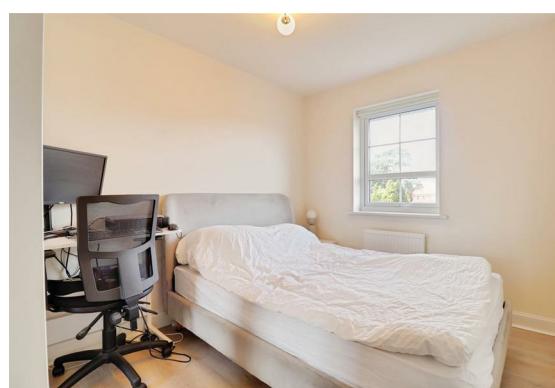
10'7" x 7'10"

LVT flooring, UPVC double glazed window, ceiling light point, radiator. Fitted wardrobes with hanging rail and shelving.

Bedroom Three

9'6" x 7'0"

LVT flooring, UPVC double glazed window, ceiling light point, radiator.



Family Bathroom

6'2" x 5'7"

LVT flooring, ceiling light point, extractor fan, part tiled walls, radiator, W/C, pedestal wash basin, bath with overhead shower.



Externally

The property is positioned at the end of the cul-de-sac having two allocated parking spaces to the front and hedged boundary to the side. EV charging point to the front. The rear garden has been improved by the current owners now having two patio areas providing ample space for outside entertaining. Partially laid to lawn with border housing a variety of plants.

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.

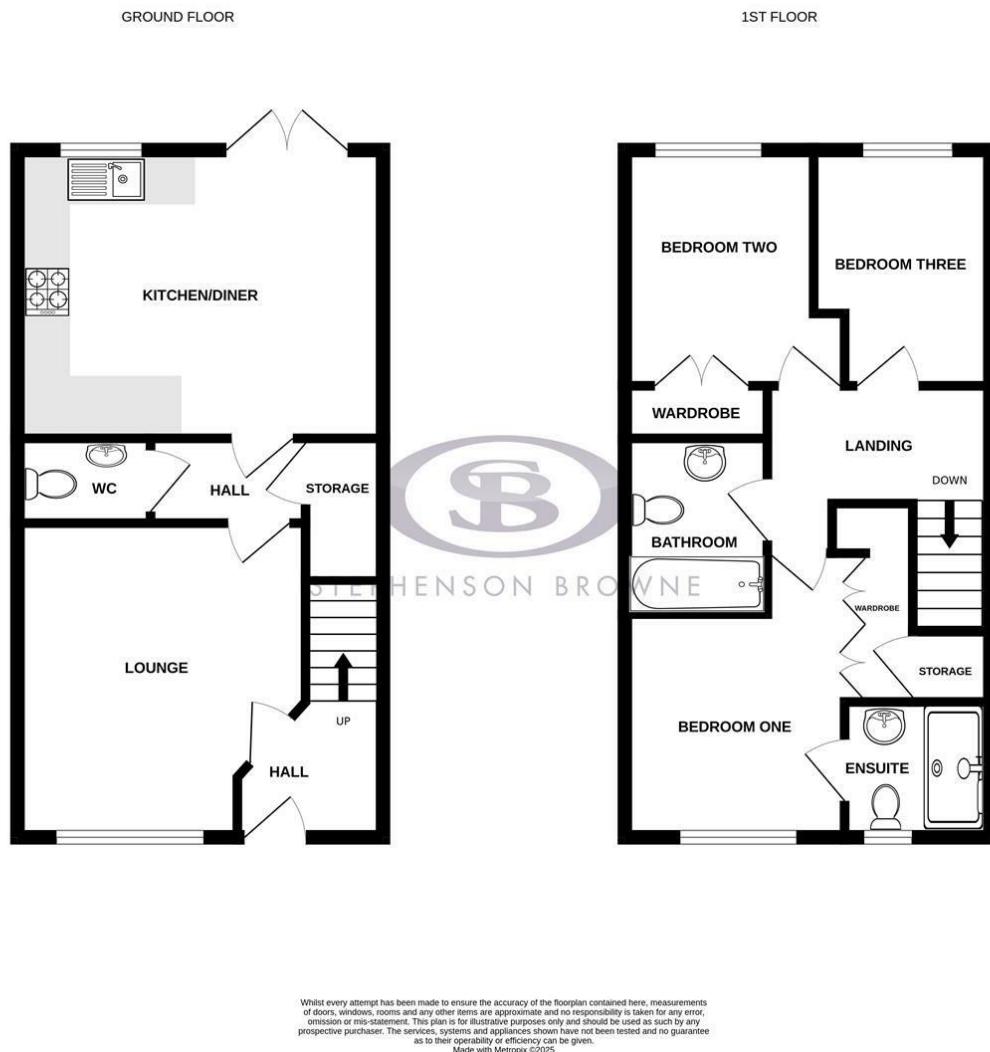
Alsager AML Disclosure

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.

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 new development. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.

Floor Plan



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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