



43 Arrowsmith Drive

ST7 2JQ

£210,000



STEPHENSON BROWNE

A superb opportunity to purchase a well-maintained two bedroom semi-detached true bungalow with a detached garage and a Conservatory to the rear, offered for sale with no onward chain!

A well-presented bungalow with ample scope and potential, situated in a highly popular spot within Alsager!

An entrance hallway leads to the kitchen and a spacious lounge, with a further inner hall accessing both bedrooms and the family bathroom. There is also a Conservatory to the rear which is accessed via the second bedroom. Ample off-road parking is provided via a paved driveway and a detached single garage, with a lawned garden to the front and a delightful rear garden which features patio and lawned areas with mature shrubs.

Situated on Arrowsmith Drive, the property is ideally placed for the wealth of amenities within Alsager town centre, as well as commuting routes such as the M6, A500 and A34. A number of leisure facilities are available locally such as Alsager Leisure Centre and Alsager Sports Hub, whilst a number of bus routes are nearby from Hassall Road and Crewe Road.

A fantastic bungalow which is packed full of potential! Please contact Stephenson Brown to arrange your viewing.

Entrance Hall

Fitted carpet, UPVC double glazed front door, ceiling light point, radiator.

Kitchen

9'5" x 7'7" (2.871 x 2.328)

UPVC double glazed window and rear door, fitted carpet, ceiling light point, radiator, part tiled walls, stainless steel sink with drainer, integrated oven and hobs, wall and base units providing storage, pantry.

Lounge

17'1" x 11'9" (5.230 x 3.593)

Fitted carpet, UPVC double glazed window, two ceiling light points, radiator, electric fire.

Inner Hall

Parquet flooring, loft access, storage cupboard.

Bedroom One

11'7" x 9'9" (3.553 x 2.995)

Parquet flooring, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

Bedroom Two

9'4" x 7'7" (2.855 x 2.335)

Minimum measurement to Fitted wardrobes - Parquet flooring, UPVC double glazed sliding door leading to the Conservatory, ceiling light point, radiator.





Bathroom

6'1" x 5'5" (1.858 x 1.669)

Tiled flooring, UPVC double glazed window, tiled walls, ceiling light point, radiator, W/C, pedestal wash basin, bath with overhead shower.

Conservatory

9'3" x 7'8" (2.829 x 2.347)

Carpet tile flooring, UPVC double glazed window and door, radiator.

Outside

To the front of the property is a paved driveway, lawn and mature border shrubs, whilst the rear garden features lawned and patio areas with mature shrubs.

Garage

A detached single garage with an Up and Over garage door, power and lighting.

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

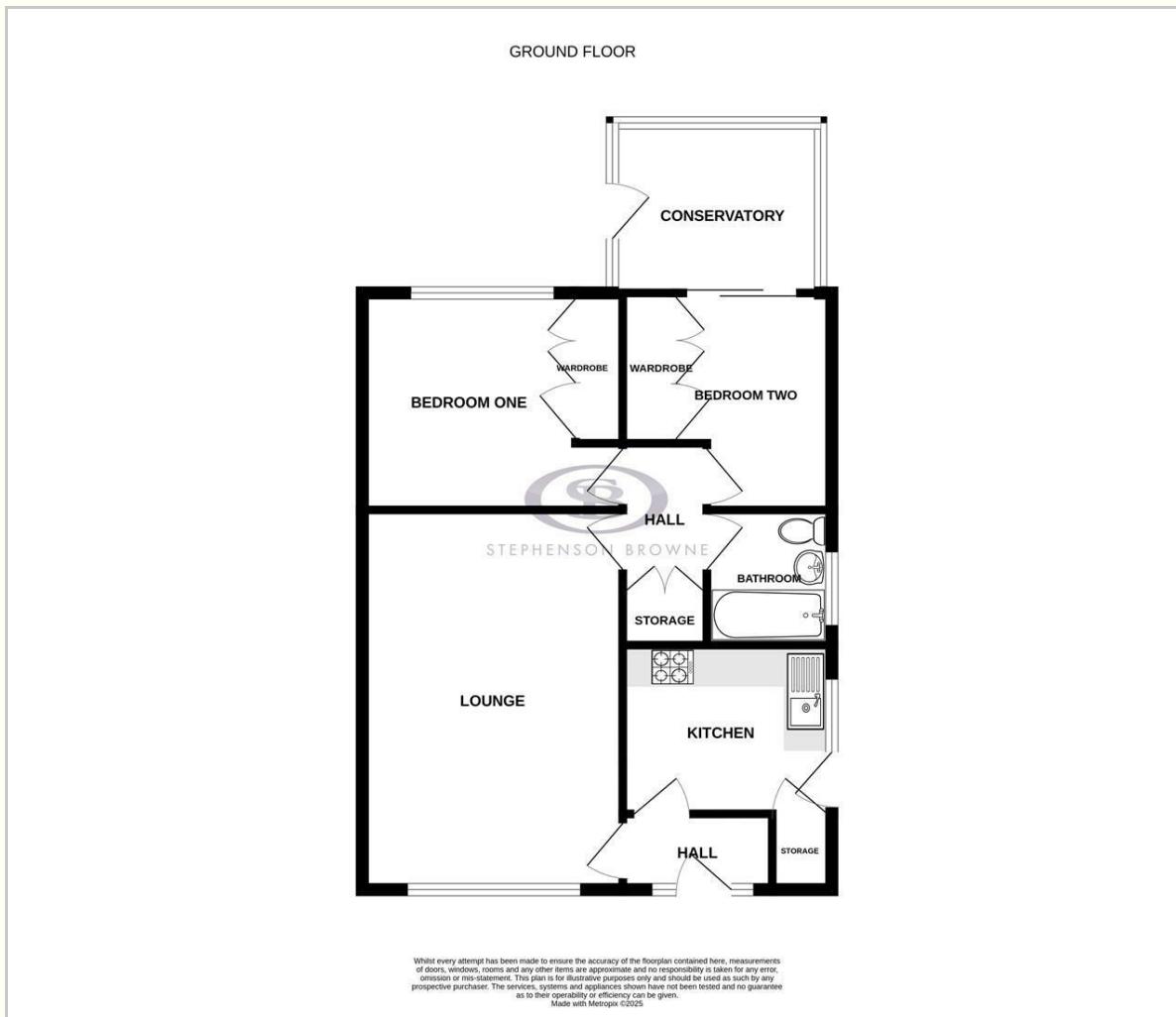
The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

Alsager AML Disclosure

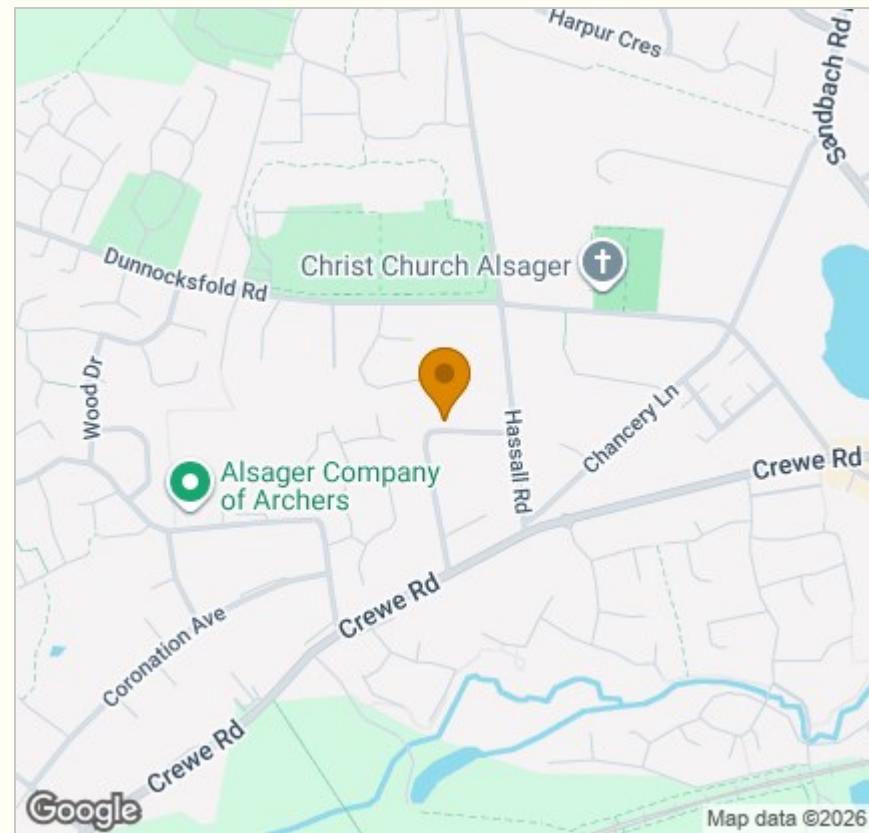
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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.



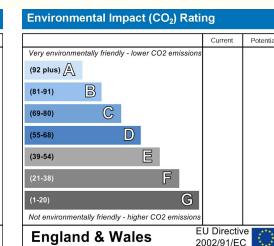
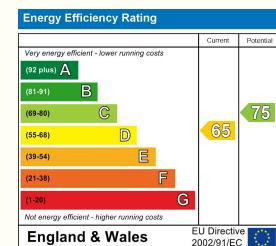
Floor Plan



Area Map



Energy Efficiency Graph



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 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 item; (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

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW

T: 01270 883130 E: alsager@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk