



**77 Derwent Close**

ST7 2EL

**Guide Price £270,000**



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STEPHENSON BROWNE

**TWO BEDROOM DETACHED TRUE BUNGALOW ON CORNER PLOT** - Welcome to this charming detached, true bungalow located in the ever popular Derwent Close, a quiet yet convenient position close to Alsager town, it's many amenities and local schooling. Boasting a corner plot, there are delightful gardens to both front and rear, whilst boasting ample off road parking via the driveway and detached garage.

This fantastic property provides a hallway, generous lounge with open plan dining and sliding doors opening to the garden, making it perfect for relaxing or entertaining guests as well as a fully fitted kitchen comprising of a range of wall, base and drawer units with space for all necessary appliances.

With two bedrooms, there is ample space for a small family or guests to stay over. The property features a well-maintained bathroom, ensuring convenience and comfort for all residents.

Situated in a peaceful neighbourhood, this bungalow offers a tranquil retreat from the hustle and bustle of everyday life, and with a lovely private rear garden, a sense of exclusivity, making it a truly special find.

The detached garage is a great addition, having lighting and power offering a versatile space for parking, storage or you could even create an external office! Other important factors to note are that the loft is partially boarded with an attached ladder, and having been rented in the past, the boiler has benefitted from a service every year and electrics are all up to regulations.

If you're looking for a cosy home to settle down in or a peaceful getaway, this bungalow in Derwent Close is sure to capture your heart. Don't miss out on the opportunity to make this lovely property your own.

#### Hallway

With fitted carpet, radiator, coving to the ceiling, ceiling light fitting, ample sockets, door to handy storage cupboard and doors to rooms, including:

#### Lounge

19'4" x 10'6" (5.908 x 3.207)

A spacious reception room with fitted carpet, ample sockets, electric feature fireplace with wooden mantle surround, TV point, coving to the ceiling, three wall lights, two radiators, double glazed sliding doors opening to the garden and open plan to:

#### Dining Area

9'0" x 8'10" (2.748 x 2.716)

With a UPVC double glazed window to front elevation, ample sockets, radiator, coving to the ceiling, ceiling light fitting, access to:





#### **Kitchen**

9'5" x 8'11" (2.872 x 2.725)

Comprising of a range of wall, base and drawer units with granite style working surfaces over, having integral sink and drainer, oven, four point electric hob with extractor over and space for a fridge freezer. With marble effect tile flooring, radiator, ample sockets, ceiling light fitting, UPVC double glazed window to side elevation and UPVC door with double glazed insert opening to the garden.

#### **Principal Bedroom**

12'7" x 10'0" (3.837 x 3.059)

Enjoying wood laminate flooring, fitted wardrobes, UPVC double glazed window to front elevation, ample sockets, coving to the ceiling, ceiling light fitting and radiator.

#### **Bedroom Two**

10'7" x 9'5" (3.232 x 2.891)

Another double bedroom boasting fitted wardrobes with mirrored sliding doors, UPVC double glazed window to side elevation, fitted carpet, ample sockets, radiator, coving to the ceiling and ceiling light fitting.

#### **Bathroom**

6'2" x 6'2" (1.894 x 1.891)

With a push flush WC, pedestal hand basin and panelled bath with shower over with bi-folding screen, tiled walls, ceiling light fitting, radiator, vinyl flooring and UPVC double glazed obscure glass window to side elevation.

#### **Council Tax Band**

The council tax band for this property is D.

#### **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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