



33 Farrell Drive

ST7 2GY

40% Shared ownership £76,000



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STEPHENSON BROWNE

40% SHARED OWNERSHIP PROPERTY WITH FIELD VIEWS TO REAR!! - Constructed by Persimmon Homes, Farrell Drive is located on "The Hedgerows" development, conveniently near to local amenities, schools as well as Alsager Town. This immaculately presented TWO DOUBLE BEDROOM END MEWS enjoys a particularly favourable spot on the development, positioned at the end of the quiet cul-de-sac backing onto fields behind.

Internally, the property offers generous accommodation in excellent decorative order, meaning you can move in hassall-free! Comprising of: hallway with access to downstairs WC, spacious lounge with large window to the front, allowing natural lighting to flood through, and a lovely kitchen diner. Consisting of a range of contemporary wall, base and drawer units, integral appliances and enjoying French doors opening to the garden, this is a fabulous entertaining space for friends and family!

The first floor is home to two impressive double bedrooms along with a modern bathroom with three piece suite and over the bath shower.

Externally, the property possesses a driveway to suit approximately two / three cars along with easy to maintain soil beds incorporating a range of flowers and plants. The rear garden boasts a South West aspect, meaning you get the benefit of the sun all day, and the fields behind create a picturesque setting for you to enjoy.

Shared ownership homes are quick to sell and we don't expect this one to be any different!! To avoid missing out and to appreciate everything this wonderful home has to offer, early viewings come highly recommended. Call Stephenson Browne today to arrange yours!



Hallway

With wood effect flooring, radiator, UPVC double glazed window to side elevation, ample sockets, stairs to the first floor and door to:

WC

With a push flush WC, pedestal hand basin with tiled splashback, UPVC double glazed obscure glass window to front elevation, fuse box and radiator.

Lounge

15'1" x 9'3"

A generous size lounge offering UPVC double glazed window to front elevation, fitted carpet, ample sockets, ceiling light fitting, radiator, door to under the stairs storage cupboard and door to:

Kitchen Diner

12'8" x 8'1"

Comprising of a range of wood effect wall, base and drawer units with granite style working surfaces over, under counter lighting, tiled splashback and integral appliances such as: fridge freezer, four point gas hob with extractor over, oven as well as having space for a dishwasher or washing machine! With two ceiling light fittings, radiator, ample sockets throughout, tile style flooring, UPVC double glazed window to rear and UPVC French doors opening to the garden.

Landing

Having fitted carpet, ample sockets, ceiling light fitting, loft access via hatch and doors to all first floor rooms, such as:

Principal Bedroom

12'9" x 8'2"

A fantastic principal bedroom enjoying UPVC double glazed window overlooking the garden and fields behind! With fitted carpet, radiator, ample sockets and ceiling light fitting.

Bedroom Two

12'9" x 8'6"

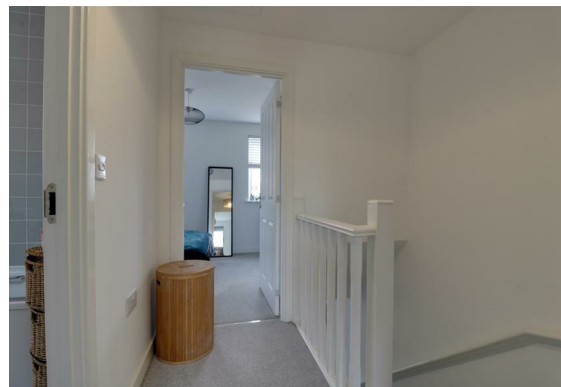
Another great double bedroom with dual aspect UPVC double glazed windows to the front elevation, fitted carpet, radiator, ample sockets, ceiling light fitting and handy over the stairs storage cupboard.

Bathroom

With a push flush WC, pedestal hand basin and panelled bath with over the bath shower and glass screen. Boasting tiling to the majority of the walls, ceiling light fitting, radiator, shaving point and UPVC double glazed obscure glass window to side elevation.

Council Tax Band

The council tax band for this property is B



NB: Tenure

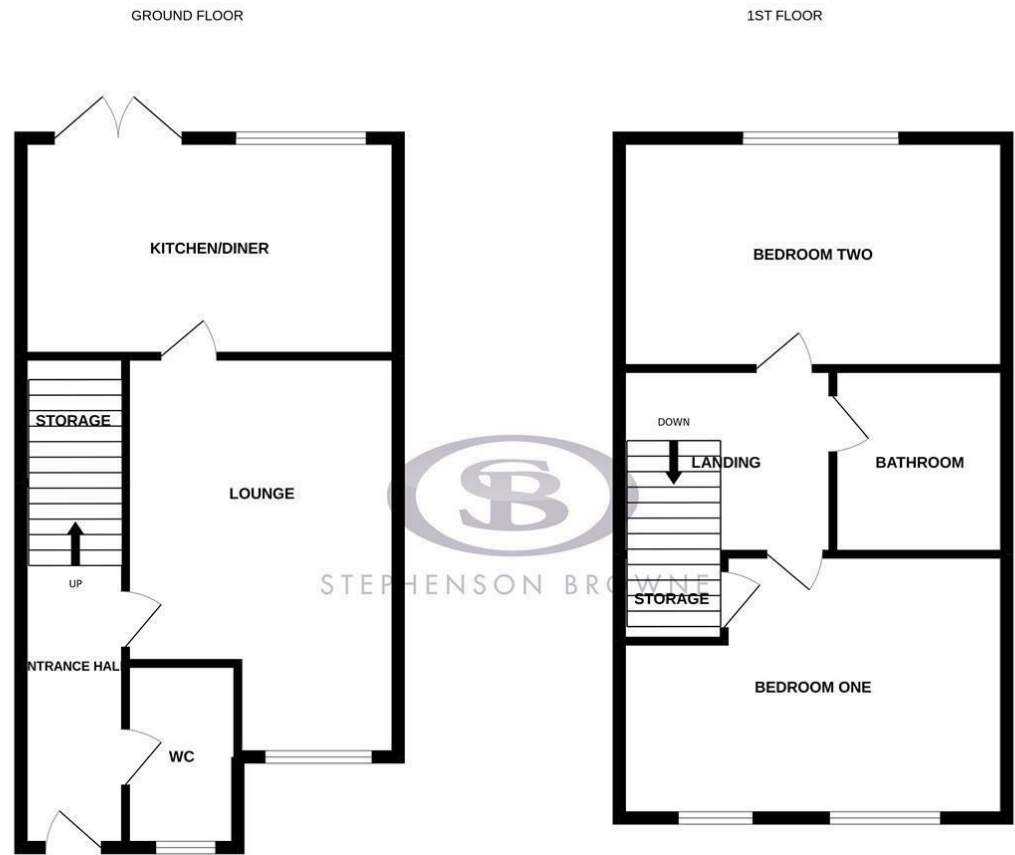
We have been advised that the property tenure is LEASEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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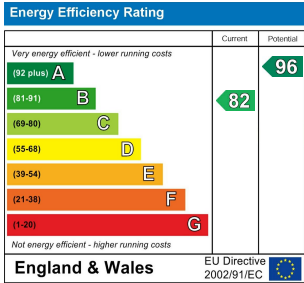


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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