



**20 Spencer Close**

ST7 2TA

Guide Price £199,950



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STEPHENSON BROWNE

NO ONWARD CHAIN - LARGE SOUTH EAST GARDEN - Spencer Close is a fantastic THREE BEDROOM SEMI DETACHED home boasting an enviable position at the end of the quiet cul-de-sac, allowing it to possess a sizeable plot with a wrap around South-East garden!

Having been rented previously, the house comes with the added benefit of yearly boiler servicing and electric checks, giving you peace of mind regarding the maintenance of essential utilities.

Upon entry, you will find an entrance hall with double doors opening into the extremely generous lounge, enjoying a feature fireplace central to the room. The fully fitted kitchen offers a range of wall, base and drawer units and offers space all necessary appliances as well as a dining table, with entry to the sizeable conservatory overlooking the garden.

To the first floor are three bedrooms, two being well sized doubles, and the bathroom with three piece suite.

The property features a driveway providing off road parking for two vehicles. One of the standout features here is the South East garden, boasting the largest plot on the cul-de-sac, it is a delightful spot to enjoy the sunshine throughout the day, making it an ideal setting for outdoor gatherings or simply unwinding after a long day. Additionally, the detached garage provides extra storage space or the perfect workshop for DIY enthusiasts.

Don't miss out on the opportunity to own this wonderful home in Alasger, where comfort, convenience, and a warm community atmosphere await you.

#### **Entrance Porch**

Entered via a UPVC double glazed door, having laminate wooden strip flooring, UPVC double glazed window to the side elevation and double doors opening to:

#### **Lounge**

15'5" x 14'2" (4.70 x 4.32)

A generous reception room with UPVC double glazed window to the front elevation, feature gas fire with carved timber surround and marble effect hearth, ample sockets, fitted carpet, two wall lights, TV point, telephone point, ceiling light fitting, stairs to the first floor with door to under stairs storage, and door accessing:

#### **Kitchen**

14'1" x 8'1" (4.29 x 2.46)

Comprising of a range of wall, base and drawer units with working surfaces over, integrated sink with drainer, an under counter fridge, space for a freezer and free standing cooker with built in extractor above. With tiled flooring, part tiled walls creating splashbacks, ample sockets, radiator, ceiling light fitting, space for a dining table, door to under the stairs storage cupboard, UPVC double glazed windows to rear elevation and UPVC door opening to:

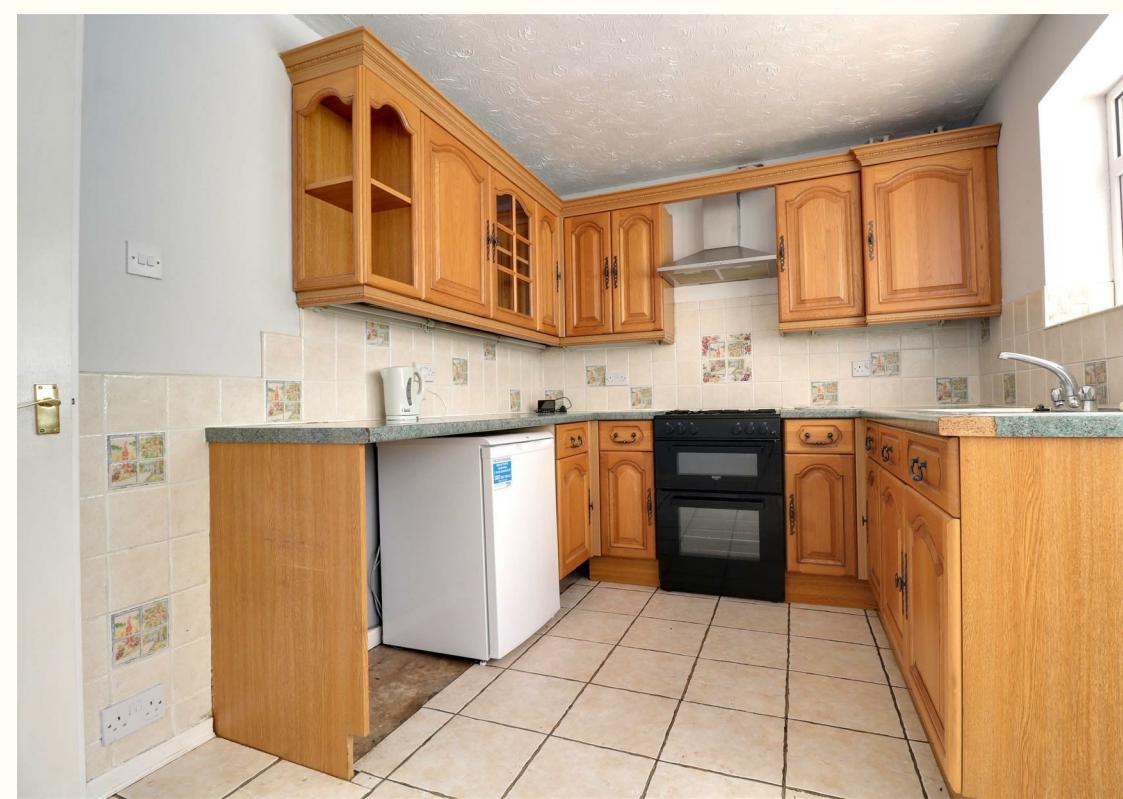
#### **Conservatory**

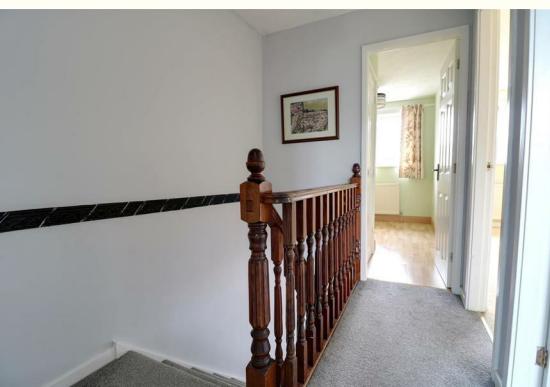
12'5" x 10'8" (3.78 x 3.25)

With UPVC double glazed windows to all elevations, overlooking the wrap around garden, French UPVC double glazed doors opening to the garden, laminate wood style flooring, ceiling light fitting and having plumbing to home a washing machine.

#### **Landing**

With fitted carpet, ceiling light fitting and doors to all first floor rooms, such as:





#### **Principal Bedroom** 13'10" x 8'0" (4.22 x 2.44)

With UPVC double glazed window to the front elevation, fitted carpet, ample sockets, ceiling light fitting, radiator, and TV point.

#### **Bedroom 2**

9'10" x 7'11" (3.00 x 2.41)

Also having fitted carpet, UPVC double glazed window to the rear elevation, radiator, ample sockets and ceiling light fitting.

#### **Bedroom 3**

7'0" x 5'10" (2.13 x 1.78)

With over the stairs storage cupboard, wood laminate style flooring, UPVC double glazed window to front elevation, ample sockets and ceiling light fitting.

#### **Bathroom**

Having a push flush WC, pedestal hand basin and panelled bath with over the bath shower and screen. Wood style laminate flooring, radiator, ceiling light fitting, mostly tiled walls creating splashbacks and UPVC double glazed obscure glass window to rear elevation.

#### **Externally**

Hosting a part paved part gravel driveway to the front, allowing off road parking for two cars, leading up to the detached garage. A wooden gate accesses the rear.

The main garden is a fantastic feature, wrapping around the side and rear elevation of the property, you are spoilt with a South-Easterly aspect. With a generous lawn, central patio idea for seating or alternate outdoor furniture, and well stocked borders around the perimeter home to a range of decorative plants, shrubs and bushes.

#### **Council Tax Band**

The council tax band for this property is C

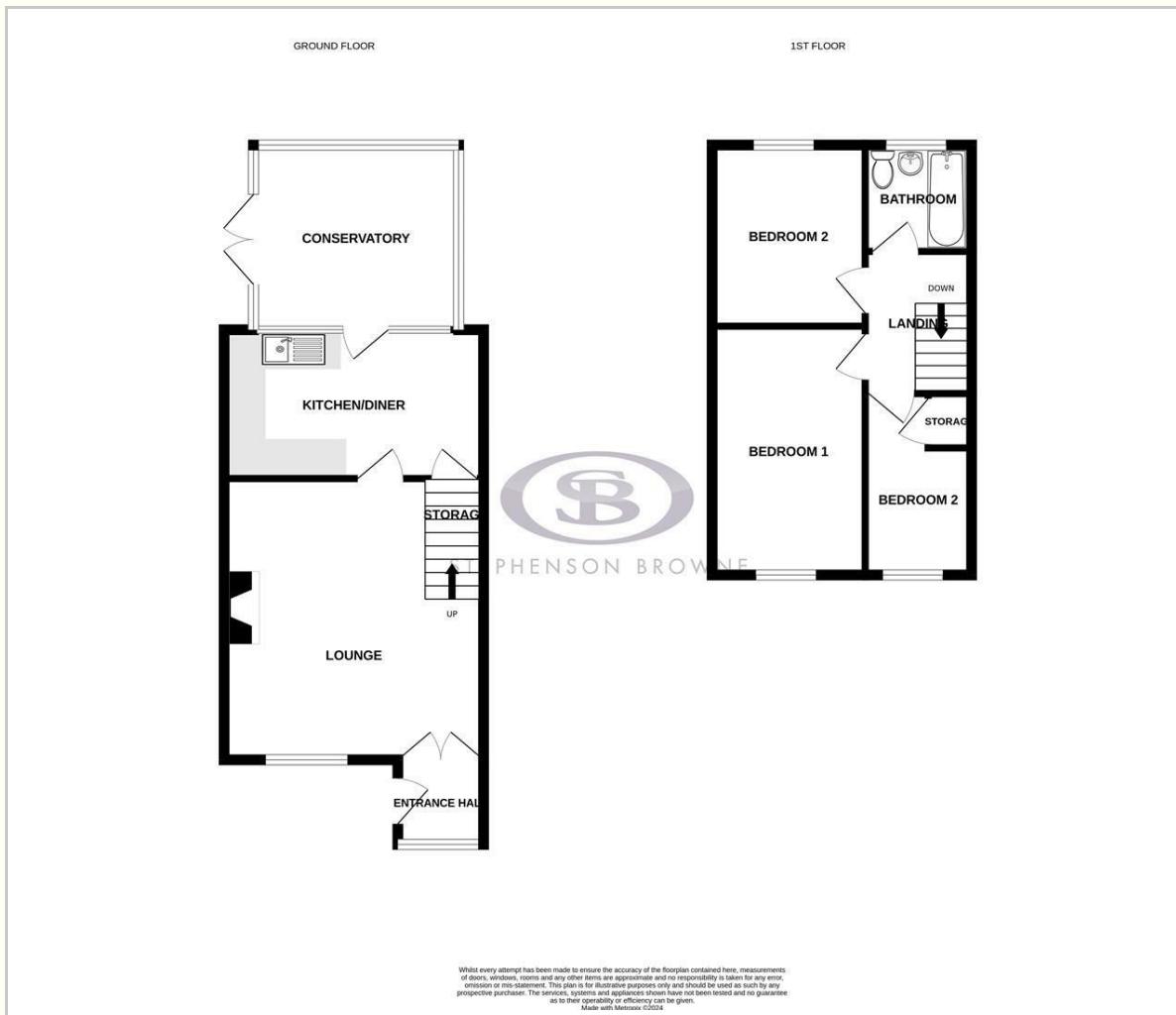
#### **NB: Tenure**

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.

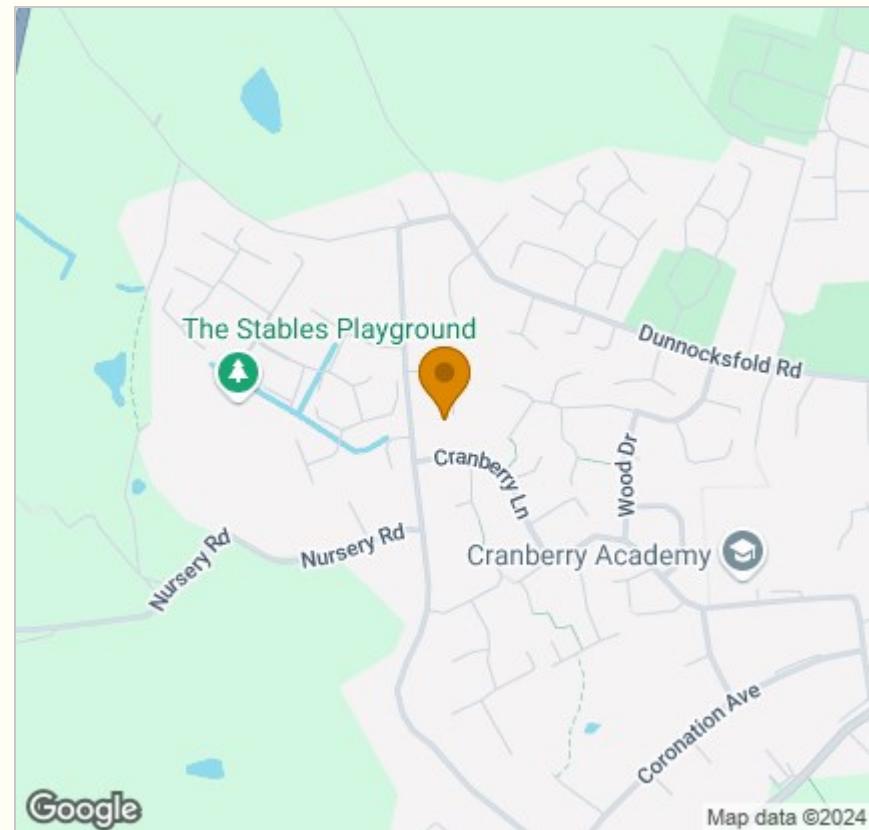
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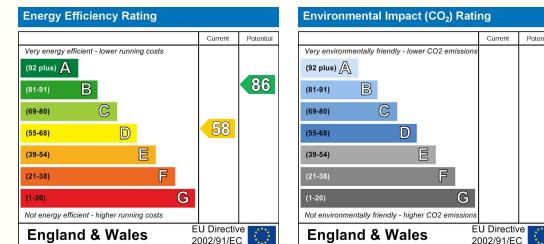
## Floor Plan



## 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.

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