



STEPHENSON BROWNE

Emberton Road, Alsager

ST7 2YA



Offers Over £195,000

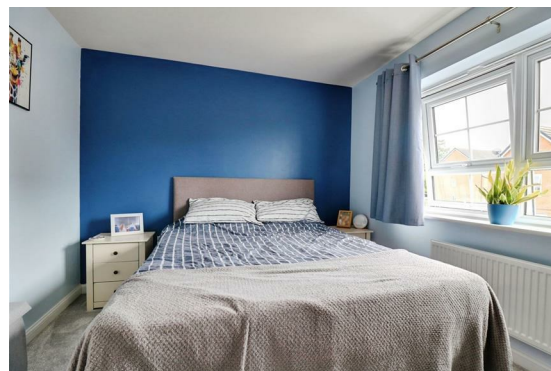
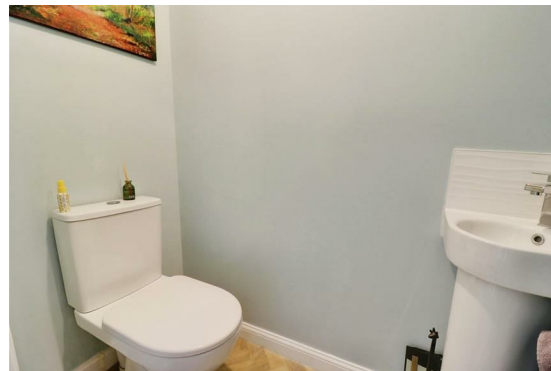
Description

An ideal opportunity to purchase a two bedroom mid terrace home, ideal for first time buyers or those looking to downsize! Tucked away in a quiet position, the home is ideally placed for the wealth of amenities within Alsager.

An entrance hallway leads to a downstairs W/C, kitchen and a spacious lounge, whilst upstairs features two bedrooms and the family bathroom. Off-road parking is provided via a driveway to the front of the property, with side-by-side parking for two vehicles. The low-maintenance rear garden is fully enclosed with lawn and patio.

Situated just off Dunnocksfold Road, the property is walking distance from Alsager School, Alsager Leisure centre and Alsager Sports Hub, creating an ideal environment for families whilst retaining good transport links to routes such as the M6, A500 and A34.

An ideal first time buy in a popular location, which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Hallway

Entrance hallway with doors to all ground floor rooms and opening into Kitchen, ceiling light point, wood effect vinyl flooring, storage cupboard.

Kitchen

6'3" x 8'8"

Double glazed window to front elevation, wood effect vinyl flooring, fitted kitchen with a range of wall base and drawer units with complementary wood effect work surfaces, integrated four ring gas hob, electric ocean and extractor fan over, inset stainless steel sink with draining board. Under counter space and space for washing machine and fridge freezer.

Lounge

12'11" x 14'2"

Double glazed French doors to rear elevation giving access onto the rear garden, wall mounted radiator, ceiling light point, stairs to first floor.

WC

Two piece suite comprising low level WC with push button flush, hand wash basin, ceiling light point, wall mounted radiator.

Bedroom One

10'11" to wardrobes x 9'3"

Double glazed window to front elevation, wall mounted radiator, ceiling light point.

Bedroom Two

12'11" x 7'4"

Double glazed window to rear elevation, wall mounted radiator, ceiling light point, storage cupboard.

Bathroom

12'11" x 7'4"

Double glazed window to rear elevation, wall mounted radiator, ceiling light point, storage cupboard.



Externally

Externally to the front are two off road parking spaces, to the rear is a lawned garden with a paved patio area, the garden is enclosed by wooden fencing, wooden gate giving access to bin run.

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.

Freehold 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.

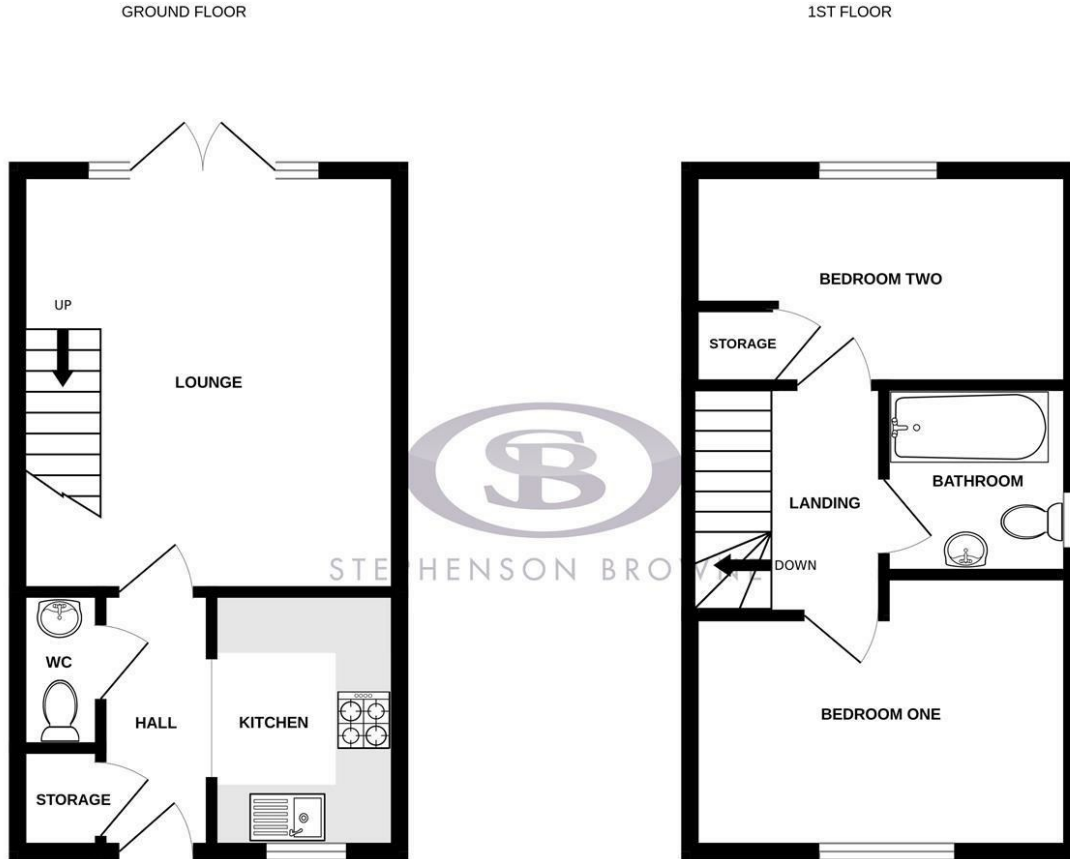
Council Tax Band

The council tax band for this property is B.

NB: Copyright

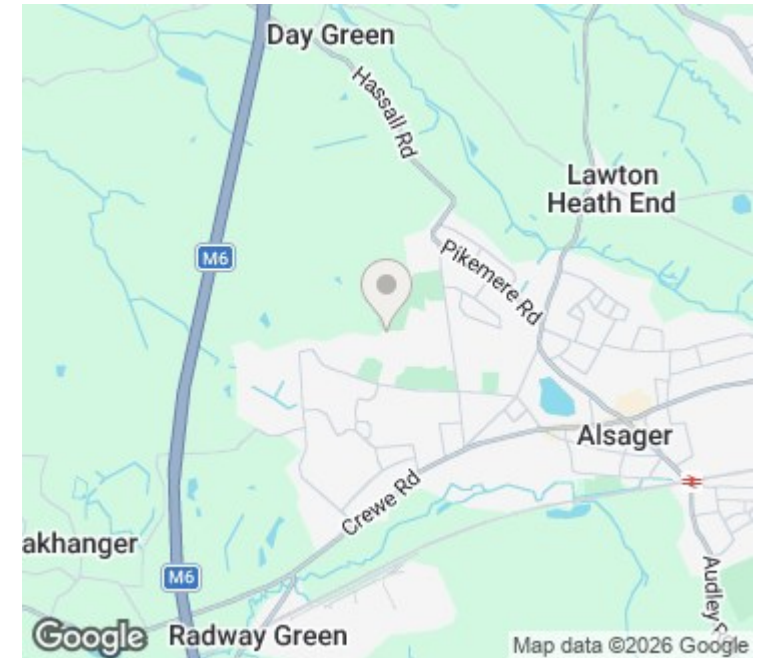
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Floorplans



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



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		98	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B	84		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing 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 theme; (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**

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www.stephensonbrowne.co.uk