



**23 William Howell Way**  
ST7 2AJ  
**£270,000**



WELL PRESENTED THROUGHOUT - IDEAL FIRST TIME BUY - A beautifully styled, turn-key three bedroom semi detached home located on William Howell Way. Situated on the highly desired Emberton Grange development, constructed by Barratt Homes, you are conveniently close to Alsager town and its local amenities including the High School, Sports Hub and Leisure Centre all within walking distance. This wonderful property provides excellent accommodation for a range of buyers whether you are an upsizing family, investor or looking to take that first step onto the property ladder!

Upon entry, you welcomed into the entrance hall with access to the downstairs WC, stairs to the first floor, as well as the cosy yet spacious lounge. From the lounge, access to the kitchen/diner, a bright and airy room courtesy of the UPVC French doors opening to the garden. Comprising of a range of contemporary gloss units, you have all of the integral appliances you could need and plenty of space for a family dining table. The first floor is home to two generous double bedrooms, with the principal enjoying its own en-suite shower room and fitted wardrobes, a well proportioned single bedroom and finally a family bathroom with three piece suite.

Externally, the property boasts a great position on the development in a cul-de-sac location with parking to suit two cars. To the rear is a well maintained, landscaped garden offering Indian stone paving and lawn, enjoying views over the sports hub playing fields to the rear.

To truly appreciate the size, internal condition and favourable position of William Howell Way, early viewings come highly recommended. Call Stephenson Browne today to arrange yours and avoid missing out!



### Entrance Hall

Composite entrance door having double glazed frosted inset. Single panel radiator. Stairs to the first floor. Door into:-

### Downstairs WC

3'1" x 5'3"

Two piece suite comprising a low level WC with push button flush and a pedestal wash hand basin with mixer tap. Single panel radiator.

### Lounge

16'0" x 11'10"

Double glazed windows to the front and side elevations. Double panelled radiators. TV aerial and telephone points.

### Kitchen/Diner

15'0" x 10'6"

Range of wall, base and drawer units with work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Integrated oven with gas hob and extractor canopy over. Integrated dishwasher, washer dryer and fridge freezer. Double glazed window to the rear elevation. Double glazed French doors opening to the rear garden. Double panel radiator. Understairs storage cupboard.

### First Floor Landing

Doors to all rooms. Single panel radiator. Storage cupboard. Loft accessed via drop down ladder to boarded loft.

### Principal Bedroom

11'9" x 8'6"

Single panel radiator. Double glazed window to the front elevation. Built-in wardrobes with hanging rail and shelving. Door into:-

### En-Suite

8'6" x 4'5"

Double glazed frosted window to the side elevation. Single panel radiator. Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a shower cubicle with shower over.

### Bedroom Two

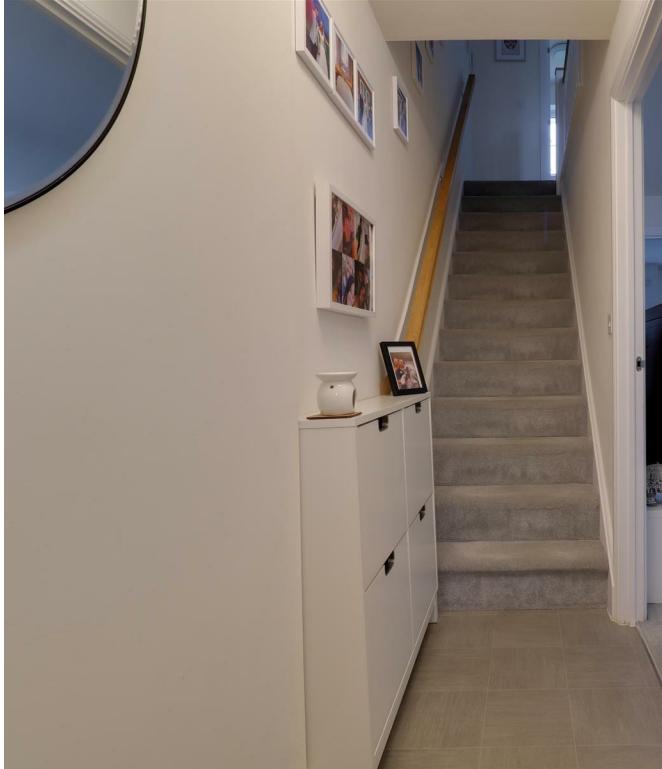
10'2" x 8'6"

Double glazed window to the rear elevation. Single panel radiator.

### Bedroom Three

8'8" x 9'6"

Single panel radiator. Double glazed window to the front elevation.



## **Family Bathroom**

5'6" x 6'3"

Double glazed frosted window to the rear elevation. Single panel radiator. Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a panelled bath with mixer tap.

## **Externally**

The property is approached by a tarmac driveway leading down the side of the property providing parking for two vehicles. Access gate to the rear. The rear garden is partially laid to lawn with a paved patio area providing ample space for garden furniture and outside entertaining. Fenced boundaries. Outside tap.

## **Council Tax Band**

The council tax band for this property is C.

## **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**

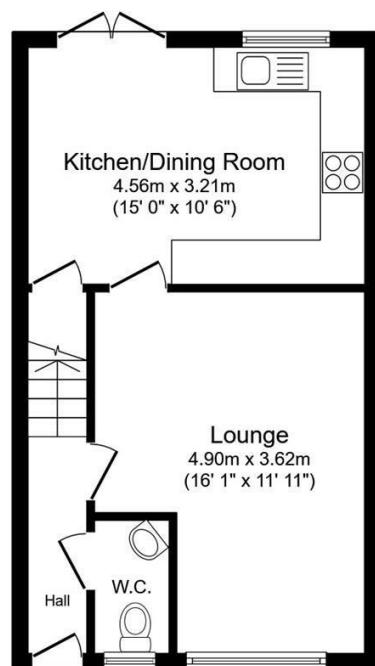
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## **Alsager AML Disclosure**

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.

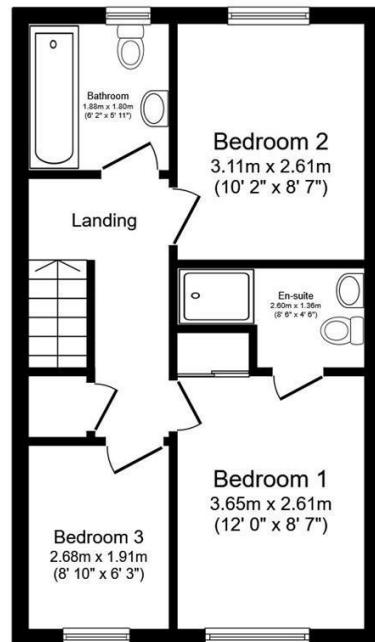


## Floor Plan



**Ground Floor**

Floor area 37.4 sq.m. (403 sq.ft.)



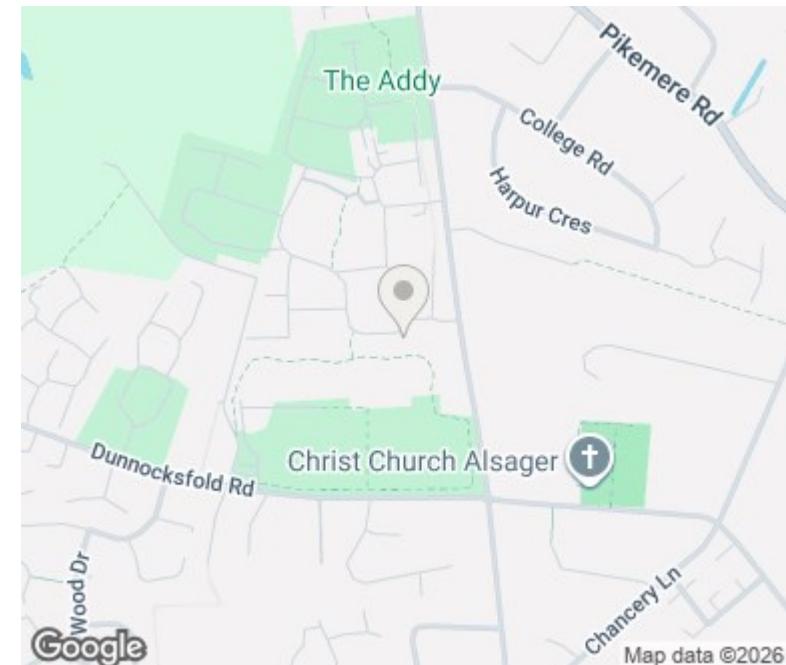
**First Floor**

Floor area 37.4 sq.m. (403 sq.ft.)

**Total floor area: 74.9 sq.m. (806 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

## 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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