



## 17 Woodland Court

ST7 2DP

£85,000



STEPHENSON BROWNE



An excellent opportunity to purchase a ground floor, one bedroom apartment with a garden to the rear, garage and off road parking space close to the heart of Alsager!

Ideal for first time buyers, downsizers or landlords, this well-proportioned one bedroom flat is offered for sale with no onward chain with an estimated yearly income of £7800.

An entrance hallway leads to a lounge which opens into the kitchen area, whilst a sizeable bedroom offers excellent living space. There is also a spacious bathroom with storage cupboard. To the rear of the property is a lawned garden with paved patio, a brick-built outbuilding for storage, detached garage and off road parking space!

Situated on Woodland Court, the flat is perfectly placed for the wealth of amenities within Alsager itself, and is close to a number of commuting links such as the M6, A500 and A34. Several shops, restaurants, bars and cafes are within easy walking distance.

These properties typically have high demand - an excellent investment opportunity which is not to be missed! Please contact Stephenson Browne to arrange your viewing.

#### Entrance Hall

uPVC panelled door having glazed frosted insets. Single panel radiator. Doors to all rooms. Storage cupboard.

#### Lounge

10'9" x 10'2" (3.280 x 3.110)

Double glazed windows to the side and rear elevation. Electric fire. Door opening to the rear garden. Storage cupboard housing the wall mounted gas central heating boiler. Opening into:-

#### Kitchen

7'1" x 7'3" (2.178 x 2.215)

Range of wall, base and drawer units having roll top work surfaces over incorporating a stainless steel single drainer sink unit. Space for a cooker. Space for a freestanding fridge freezer.







### **Bedroom**

13'3" x 12'8" (4.053 x 3.873)

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

### **Bathroom**

5'10" x 8'3" (1.803 x 2.520)

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and splashback tiling and a panelled bath with electric shower over. Storage cupboard housing the hot water cylinder. Space and plumbing for a washing machine.

### **Externally**

Paved patio area providing ample space for garden furniture. Mainly laid to lawn sleuth fenced and walled boundaries.

### **Detached Garage**

With up and over door and parking space in front.

### **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.

### **Council Tax Band**

The council tax band for this property is A.

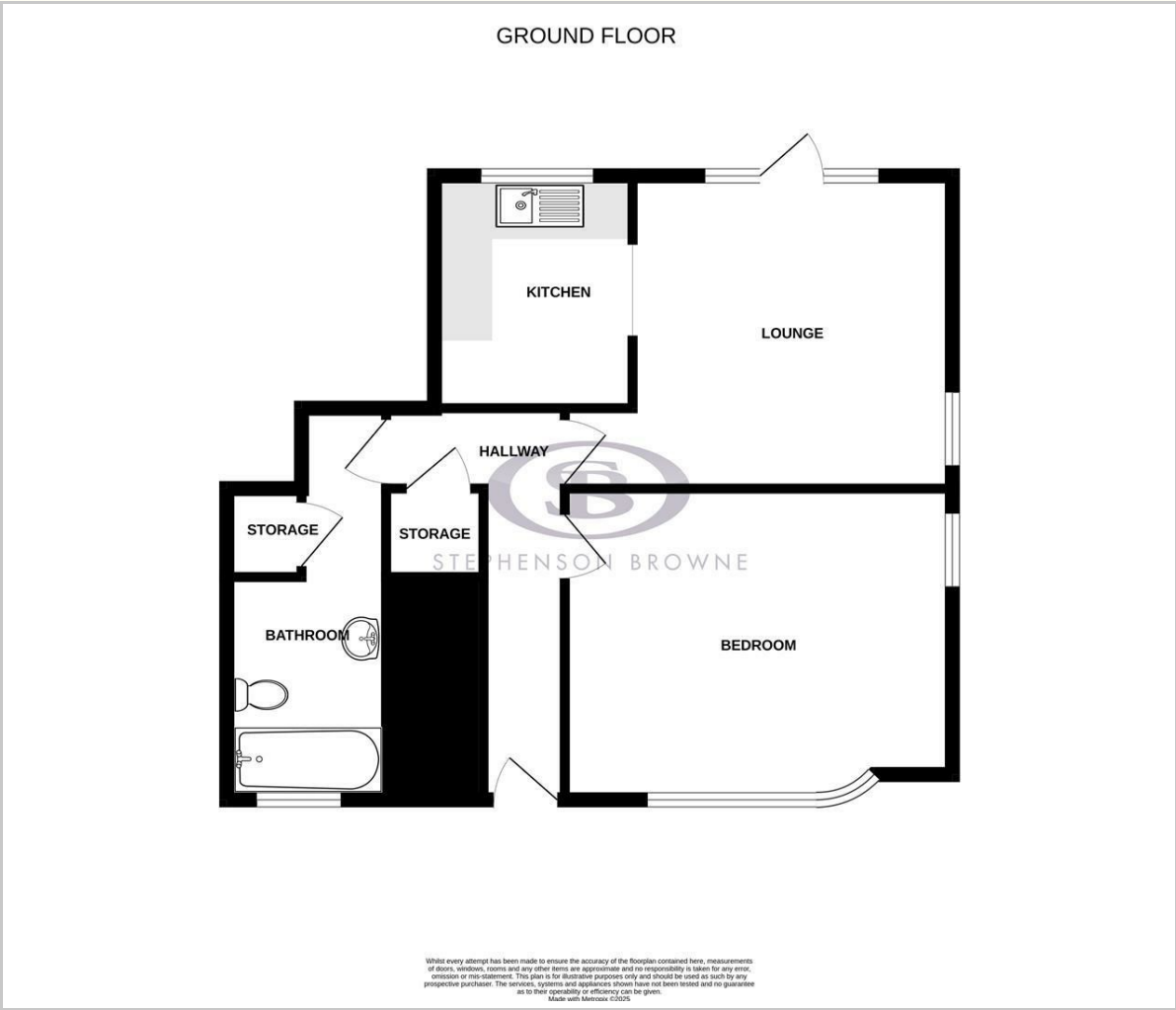
### **Alsager AML Disclosure**

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.

### **NB: Copyright**

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Floor Plan



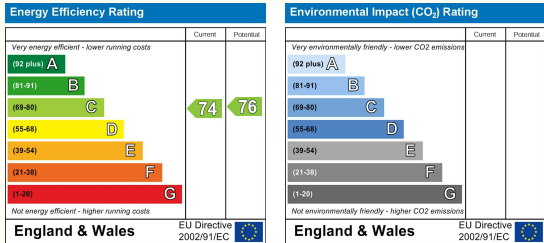
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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