



STEPHENSON BROWNE

## Blenheim Court, Alsager

ST7 2BY



**£370,000**

## Description

An incredibly spacious family home situated in a quiet close in Alsager village. The property offers generous ground floor accommodation with large L shaped lounge dining areas and spacious rear sun lounge overlooking the neatly manicured garden. The kitchen has been refitted with modern gloss units. A single garage is accessible from the kitchen. The first floor is equally spacious with three double bedrooms, one with shower ensuite and one smaller bedrooms and family bathroom. Close to excellent schools and local amenities. The property also benefits from solar panels reducing monthly overheads. Recently installed boiler.





## Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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# Floorplans

# Area Map



# EPC Rating

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |   |                         |
|---|---------|--|---|---|-------------------------|
|   | Current | Potential                                      |   | Current   | Potential               |
| Very energy efficient - lower running costs |         |  |   | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) A                                 |         |  | (92 plus) A   |   |                         |
| (81-91) B                                   |         |  | (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 <sub>2</sub> emissions |   |                         |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales   |   | EU Directive 2002/91/EC |

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