



Clowes Cottage, 2a Clowes Avenue

ST7 2RL

£180,000



STEPHENSON BROWNE

NO ONWARD CHAIN - INVESTMENT OPPORTUNITY - WELL PRESENTED THROUGHOUT - This stylish one bedroom detached bungalow, currently achieving £745pcm with the option of the tenant remaining. The property is positioned on a well regarded and extremely popular estate, close to Alsager Village along with its variety of amenities and good transport links. Also offering great potential for ground floor extension or loft conversion (subject to planning permission).

In brief the property comprises: entrance hallway with doors to all rooms, a modern bathroom with white suite, a double bedroom, modern kitchen with fitted oven and a dual aspect lounge with French doors opening to the rear garden.

Externally, the property benefits from a stoned frontage providing off road parking and ease of maintenance. Decked and paved patio areas to the rear providing ample space for garden furniture.

To fully appreciate the property's location and many highly desirable attributes – contact Stephenson Browne today to book your all-important viewing!

Entrance Hall

Wood panelled entrance door with glazed insets. Single panel radiator. Doors to all rooms. Loft access point.

Lounge

16'7" x 10'2" (5.074 x 3.116)
Single panel radiator. Double glazed window to the front elevation. French doors opening to the rear garden.

Kitchen

7'10" x 8'4" (2.409 x 2.553)
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 ceramic hob and extractor canopy over. Space and plumbing for a washing machine. Space for an undercounter fridge. Double glazed window to the rear elevation. Wall mounted gas central heating boiler. uPVC panelled door having glazed frosted insets opening to the side.





Bedroom

8'3" x 11'1" (2.532 x 3.401)

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

Bathroom

4'8" x 8'0" (1.447 x 2.439)

Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin and a panelled bath with mixer tap having shower attachment. Half tiled walls. Double glazed frosted window to the rear elevation.

Externally

The property benefits from a stoned frontage providing off road parking and ease of maintenance. Decked and paved patio areas to the rear providing ample space for garden furniture.

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.

Council Tax Band

The council tax band for this property is **B**.

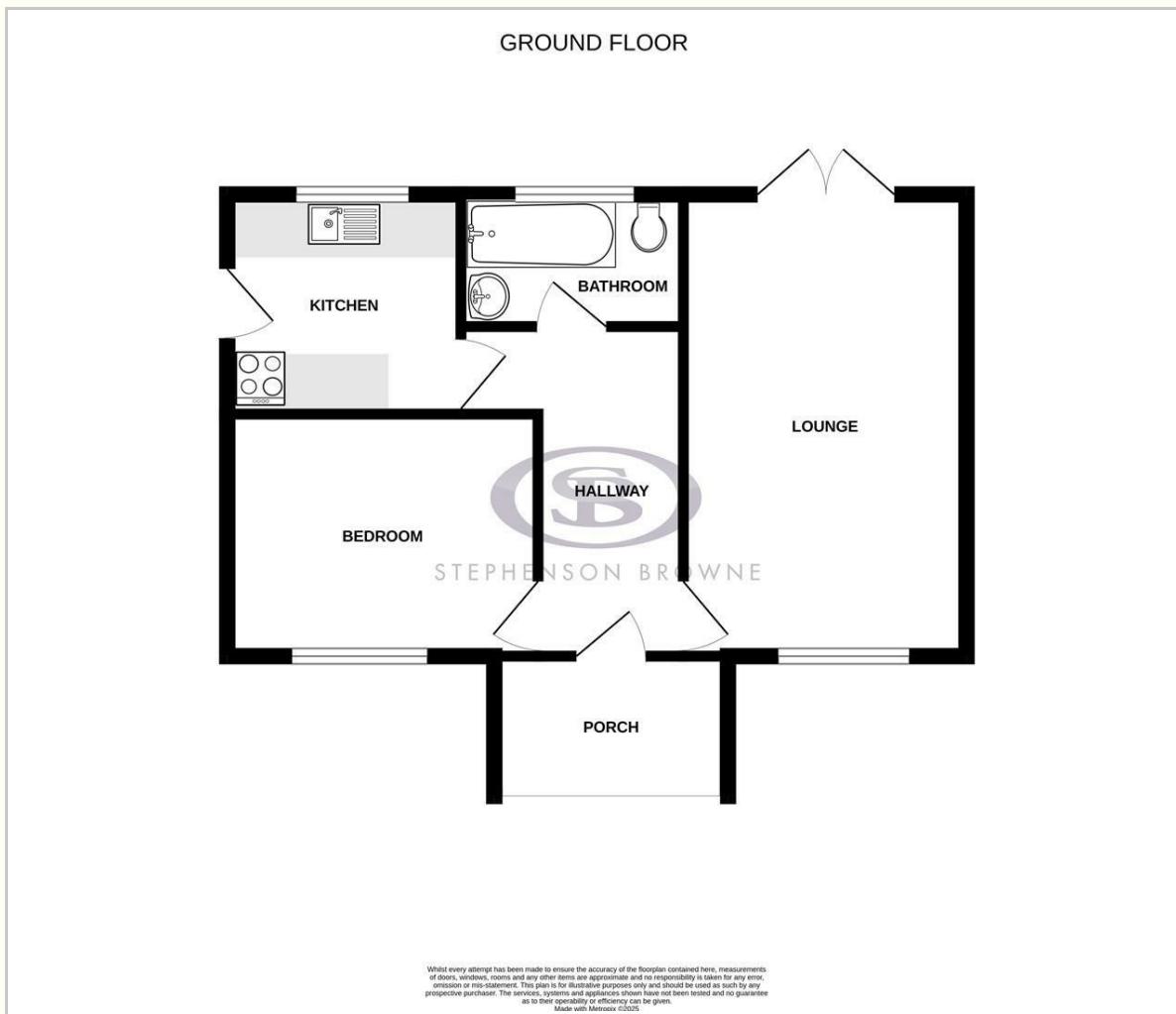
Alsager AML Disclosure

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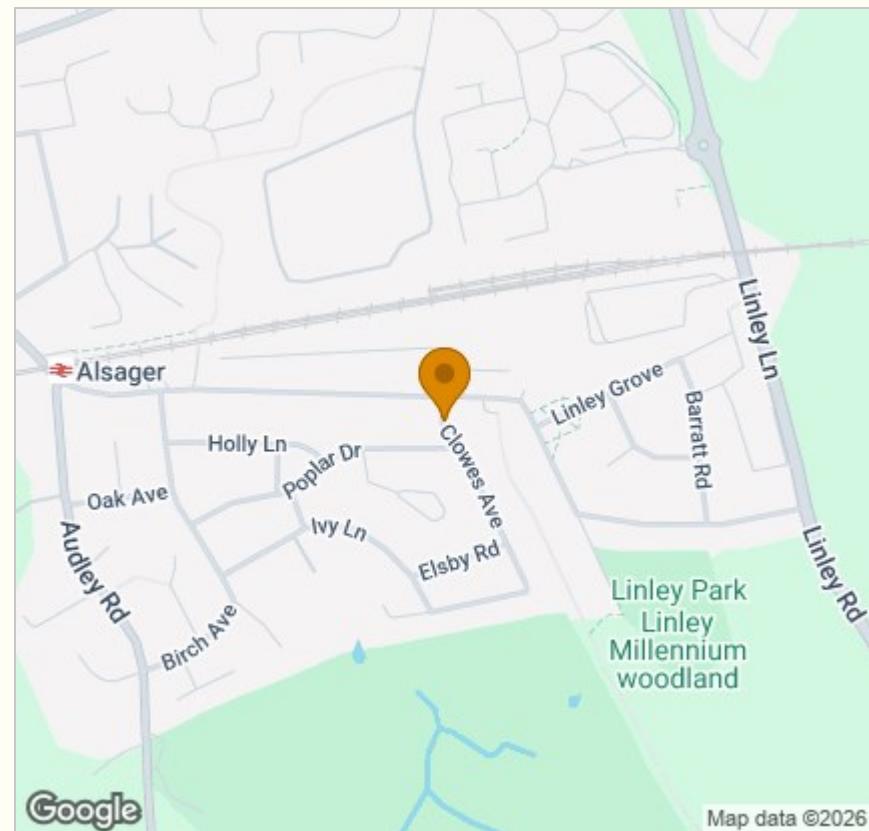
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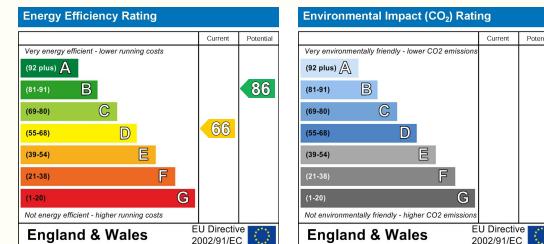
Floor Plan



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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