



2 Kellet Way

ST7 2ZY

50% Shared Ownership £140,000



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STEPHENSON BROWNE

SHARED OWNERSHIP PROPERTY,
BEAUTIFULLY PRESENTED THROUGHOUT -
Situating on the increasingly popular and
convenient, "Lloyd Mews" development,
constructed by Barratt Homes - This modern,
spacious, THREE BEDROOM property offers
potential buyers the opportunity to purchase a
stylish, all-important energy efficient home
within the confines of Alsager offered for sale at
a percentage of its full market value. Internal
inspection will reveal well planned
accommodation throughout, in excellent
decorative order.

In brief the property comprises: Entrance hall,
downstairs wc, kitchen with a range of integrated
appliances, lounge/diner with French doors to
the rear garden, family bathroom and three
double bedrooms, the principal bedroom having
an en-suite shower room. Externally, a driveway
to the side provides parking for two vehicles and
a beautifully designed rear garden.

Contact your local experts at Stephenson
Browne today to book that all-important viewing
on what could be your next home!

*Please note eligibility criteria applies. The price
represents purchasing a 50% share with the
remaining share to be retained by Heylo.
Currently, the monthly rental is £386.74 but is
subject to change.



Entrance Hall

Composite entrance door having double glazed frosted insets. Single panel radiator. Doors to all rooms. Inset spotlights. Door into:-

Downstairs wc

2'10" x 7'2"

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

Kitchen

6'2" x 12'9"

Double glazed window to the front elevation. Modern wall mounted radiator. Range of wall, base and drawer units with roll top work surfaces over incorporating a sink unit with mixer tap. Space for a washing machine. Integrated dishwasher. Integrated over with induction hob and extractor canopy over. Integrated fridge freezer.

Lounge/Diner

15'11" x 9'9" (ext to 13'3")

Telephone point. Double glazed window to the side elevation. Double glazed French doors opening to the rear garden. Media wall having integral fire and shelving. Understairs storage cupboard with telephone point.

First Floor Landing

Single panel radiator. Doors to all rooms.

Bedroom Two

9'9" x 13'4"

Two double glazed windows to the rear elevation. Double panel radiator. Door into:-

Family Bathroom

7'0" x 5'7"

Also accessed via the landing. Three piece suite comprising low level wc with push button flush, pedestal wash hand basin with mixer tap and a paneled bath with mixer tap and shower attachment over. Double glazed frosted window to the side elevation. Partly tiled walls.

Bedroom Three

11'0" max x 13'3"

Two double glazed windows to the front elevation. Double panel radiator.

Second Floor Landing

Single panel radiator. Door into:-

Principal Bedroom

28'5" x 8'10" (13'1" max)

Two skylights. Dormer window to the front elevation. TV aerial and telephone point. Storage cupboard having shelving. Two single panel radiators. Door into:-



En-Suite Shower Room

6'0" x 8'5"

Skylight. Three piece suite comprising a low level wc with push button flush, vanity wash hand basin with mixer tap and storage cupboard below and a double shower cubicle with shower over. Partly tiled walls. Heated towel rail.

Externally

A driveway to the side provides off road parking for two vehicles. The front garden is mainly laid to shale with a paved pathway to the front door. An access gate leads to the rear garden being mainly laid to lawn with a paved patio area providing ample space for garden furniture. Borders housing a variety of trees, shrubs and plants. Fenced boundaries.

Council Tax Band

The council tax band for this property is C.

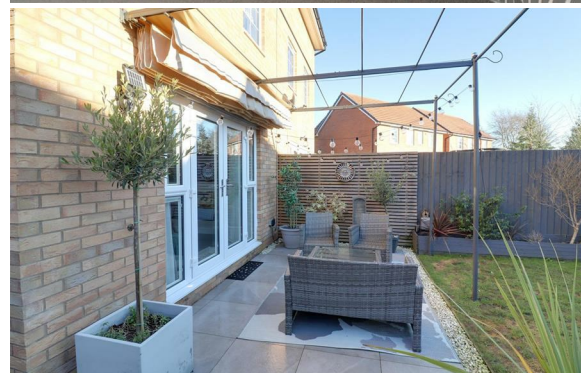
NB: Tenure

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.

NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.





Floor Plan

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64