



**36 Kingsley Road**

ST7 1RA

**Offers Over £250,000**



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STEPHENSON BROWNE

A rare opportunity to purchase a spacious three bedroom detached true bungalow, offered for sale with no onward chain!

Offering well-proportioned accommodation throughout, the property would make a perfect family home, or would be ideal for those wishing to downsize. An entrance hall leads to the kitchen, with double sliding doors leading into the well-proportioned lounge, with a further hallway leading to the three bedrooms and the family bathroom.

Ample off-road parking is provided via a paved driveway and a brick-built detached single garage, with mostly lawned gardens which offer an excellent degree of privacy.

Situated on Kingsley Road, the property is perfectly placed for Springhead Community Primary School which is quite literally next to the property, whilst transport links including the M6, A500 and A34 are all within easy reach. Retail facilities such as Affinity Staffordshire are also only a short distance away.

An ideal property for anyone wishing to downsize whilst retaining a spacious home - please contact Stephenson Browne to arrange your viewing!



### **Entrance Hall**

UPVC double glazed door, two storage cupboards.

### **Kitchen**

11'4" x 9'6"

Tiled flooring, UPVC double glazed window, downlights, sink with drainer, tiled splashback, integrated hob, double oven, breakfast bar, radiator, fridge, freezer, dishwasher, double sliding doors into;

### **Lounge**

14'4" x 13'1"

Laminate flooring, three UPVC double glazed windows, ceiling light points, two radiators and tall radiator.

### **Inner Hall**

Laminate flooring, UPVC double glazed window, downlights, radiator, UPVC double glazed rear door,

### **Bedroom One**

14'3" x 9'11"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

### **Bedroom Two**

14'1" x 10'3"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

### **Bedroom Three**

10'3" x 6'11"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

### **Bathroom**

8'1" x 6'9"

Tiled flooring, tiled walls, UPVC double glazed window, ceiling light point, radiator, loft access, W/C, pedestal wash basin, bath, shower cubicle.

### **Outside**

To the front of the property is a paved driveway and lawned garden with mature shrubs, whilst the rear garden features lawned and gravelled areas.

### **Garage**

A brick-built detached single garage.

### **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**

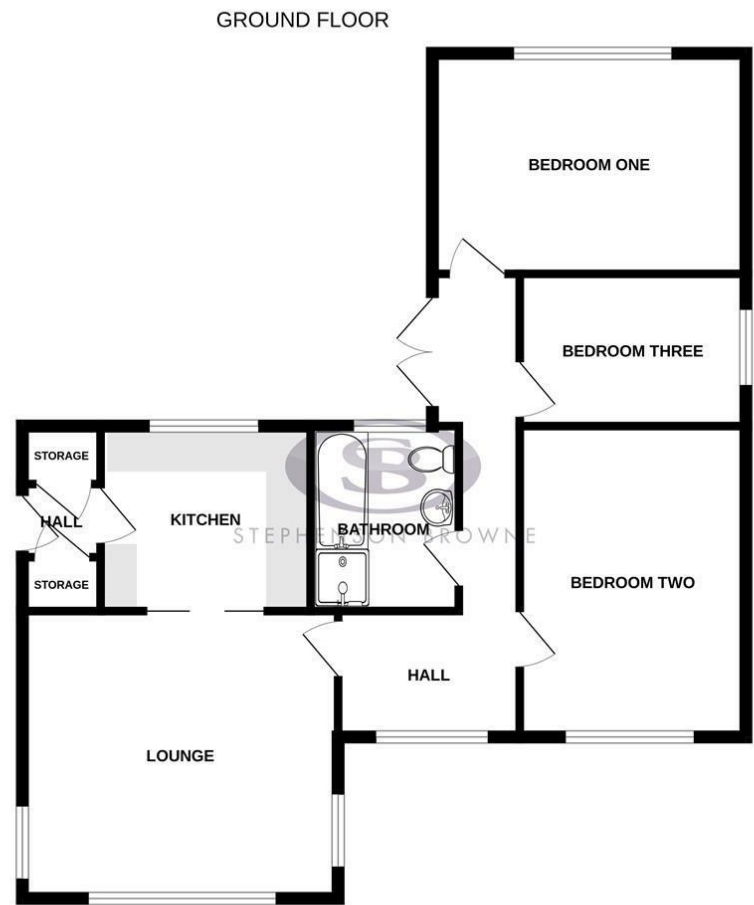
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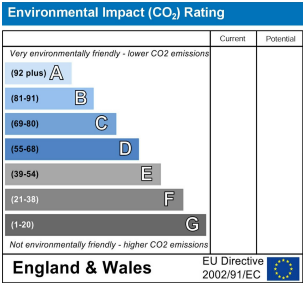
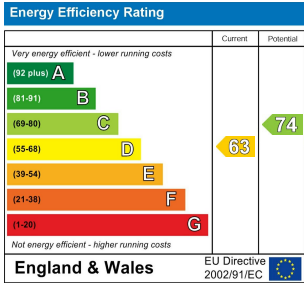


Floor Plan



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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Area Map



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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