



**52 High Street**  
ST7 8AG  
**£160,000**



STEPHENSON BROWNE

A fantastic opportunity to purchase a THREE BEDROOM mid-terraced home in Halmerend, which would make an ideal first time buy or family home! The property is ideally placed just across the road from a Parish car park, which we understand is free to use for local residents.

The property features a through lounge/diner, kitchen, inner hall and ground floor shower room whilst upstairs there are three well-proportioned bedrooms, with bedrooms two and three both benefiting from countryside views to the rear. There is also a very useful and low-maintenance rear garden which features gravelled and slate areas with a raised decked seating area.

Halmerend is a small village on the outskirts of Newcastle-Under-Lyme and Alsager, close to various commuting routes such as the M6, A500 and A34 whilst retaining a peaceful position close to the surrounding countryside. Several schools are nearby, including Alsagers Bank Primary School and Sir Thomas Boughey Academy. A number of countryside walks and parks are within close proximity, including Bateswood Nature Reserve and Podmore Woods.

A spacious home which must be viewed to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



## Lounge/Diner

28'6" x 12'6"

Laminate flooring, composite front door, two UPVC double glazed windows, two radiators, two ceiling light points.

## Kitchen

10'3" x 7'5"

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, one and a half bowl sink with drainer, wall and base units, space and plumbing for appliances, gas central heating boiler.

## Rear Hall

Vinyl tile effect flooring, UPVC double glazed rear door, ceiling light point.

## Bathroom

7'3" x 6'11"

Maximum measurements (L-shaped room) - Vinyl tile effect flooring, tiled walls, UPVC double glazed window, ceiling light point, radiator, W/C, wash basin with vanity unit, shower cubicle.

## Landing

Fitted carpet, two ceiling light points, radiator, loft access.

## Bedroom One

12'5" x 11'11"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

## Bedroom Two

13'0" x 9'5"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, storage cupboard, views over countryside to the rear.

## Bedroom Three

10'4" x 7'7"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, views over countryside to the rear.

## Outside

The property is forecourted to the front, whilst the rear garden features slate and graved areas with raised beds and a decked area for seating, with a Veranda and storage shed.

## Council Tax Band

The council tax band for this property is A.

## 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.

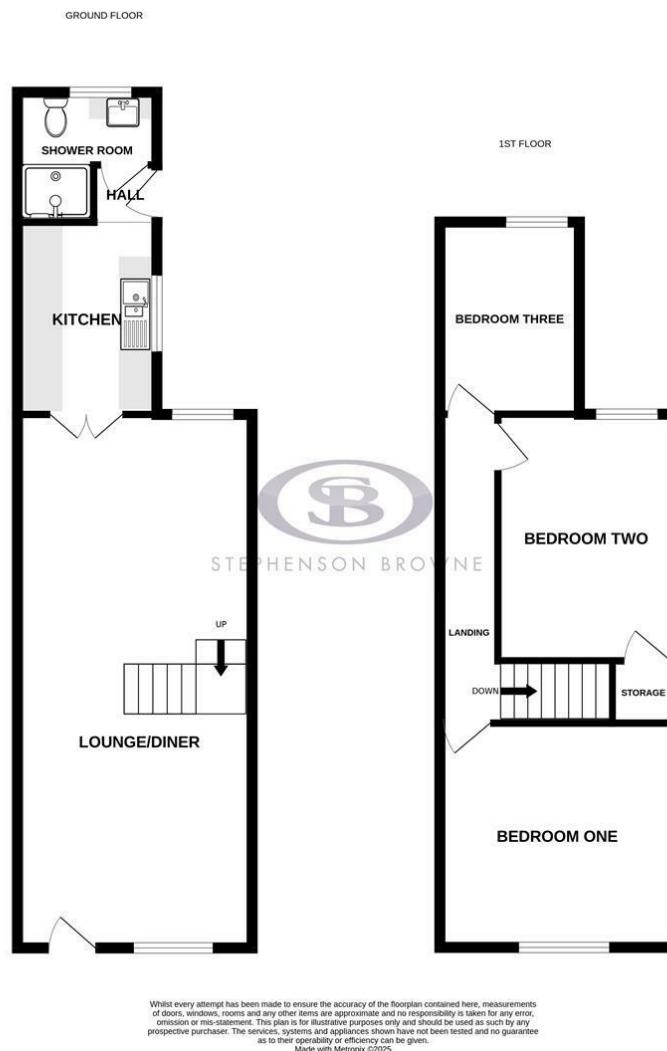
## NB: Copyright



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## Floor Plan



## Area Map



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

## 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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