



## Foxheads Well Lane

ST7 2PG

**£295,000**



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C



STEPHENSON BROWNE

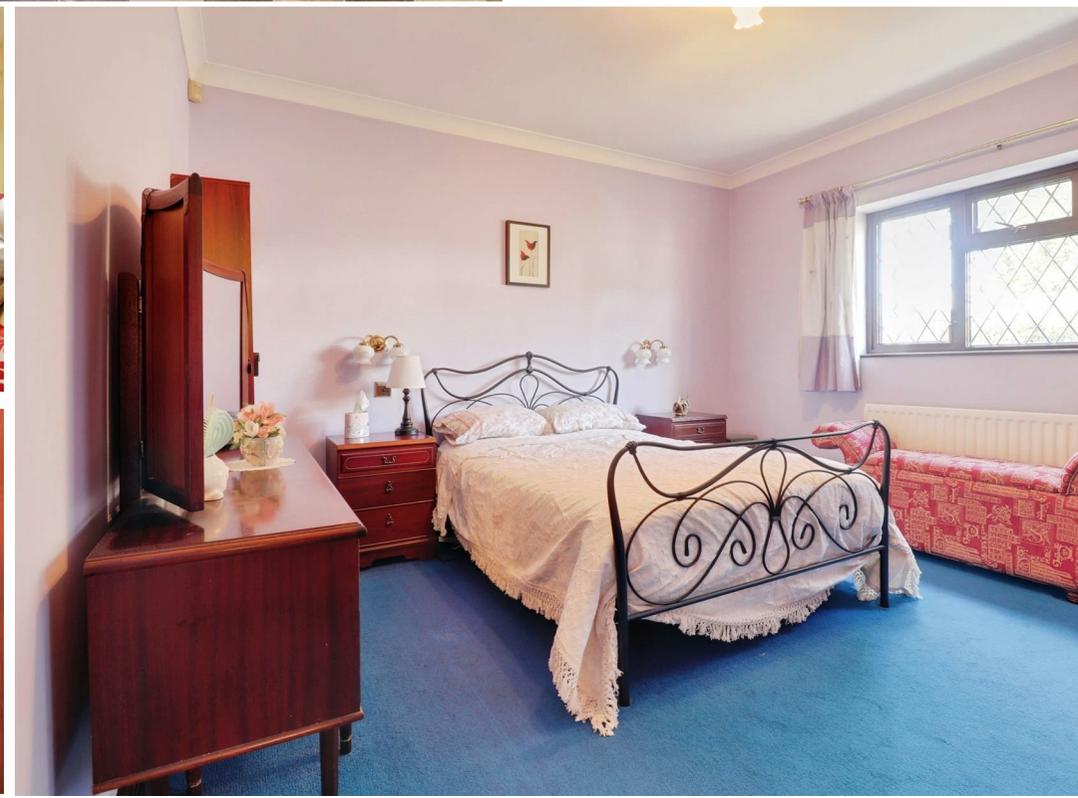
## Spacious Two-Bedroom Detached Bungalow in a Prime Alsager Location

Set within a highly regarded residential area of Alsager, this well-proportioned two-bedroom detached bungalow offers an excellent opportunity for a variety of buyers. Privately positioned behind decorative iron gates, the property enjoys a sense of seclusion while remaining conveniently located.

The accommodation includes a bright and spacious lounge, a well-appointed kitchen/diner, two sizeable double bedrooms, a spacious shower room with WC, and an additional guest cloakroom. The home also benefits from gas central heating and double glazing throughout for added comfort and efficiency.

Externally, the bungalow is approached via a gated driveway with attractive front gardens and raised flower beds, offering off-road parking and access to a detached garage. Gated side access opens to a private patio area, extending to a beautifully maintained rear garden. This enclosed outdoor space features a raised lawn, paved seating area ideal for outdoor dining, and well-stocked flower borders. Additional features include external lighting and an outdoor water supply.

Offered with no onward chain, this charming bungalow is ready for its next chapter.



### **Hallway**

Spacious entrance hall with leaded double-glazed door and windows to the front, two radiators, a large walk-in storage cupboard, and coved ceiling. Rear porch with additional leaded double-glazed window and external door.

### **Living Room**

16'0" x 13'8"

A light and spacious room with leaded double-glazed windows to the rear and twin doors opening to the garden. Features include a gas fire with surround, wall lighting, coved ceiling, radiator, telephone point, and TV aerial point.

### **Kitchen/Diner**

13'5" x 8'9"

Newly fitted kitchen featuring a range of wall and base units with worksurfaces over, inset gas hob with concealed extractor hood, built-in eye-level oven, integral fridge and freezer, plus plumbing for a washing machine. Double-glazed leaded window to the rear, radiator, inset ceiling spotlights and flooring.

### **Master Bedroom**

13'6" x 12'11"

Double-glazed leaded window to the front, radiator, wall lights, coved ceiling, and TV point.

### **Bedroom Two**

13'5" x 9'10"

Double glazed leaded window to the side and radiator. Wall light and coved ceiling.

### **Shower Room**

8'7" x 6'5"

Three-piece suite with large shower cubicle, vanity basin, and WC. Features include a double-glazed window to the side, radiator, inset spotlights, extractor fan, tiled floor, and part-tiled walls.

### **Separate WC**

19'10" x 10'1"

Wash hand basin and WC with double-glazed window to the side, part-tiled walls, tiled floor, and extractor fan.

### **Council Tax**

The council tax band for this property is C.

### **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.

### **Copyright**

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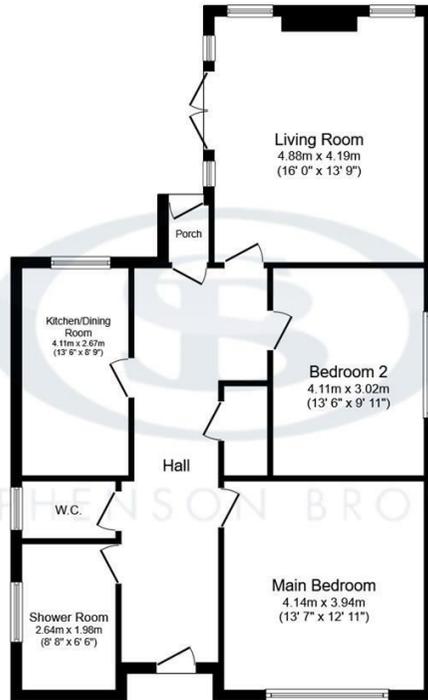
### **Alsager AML Disclosure**



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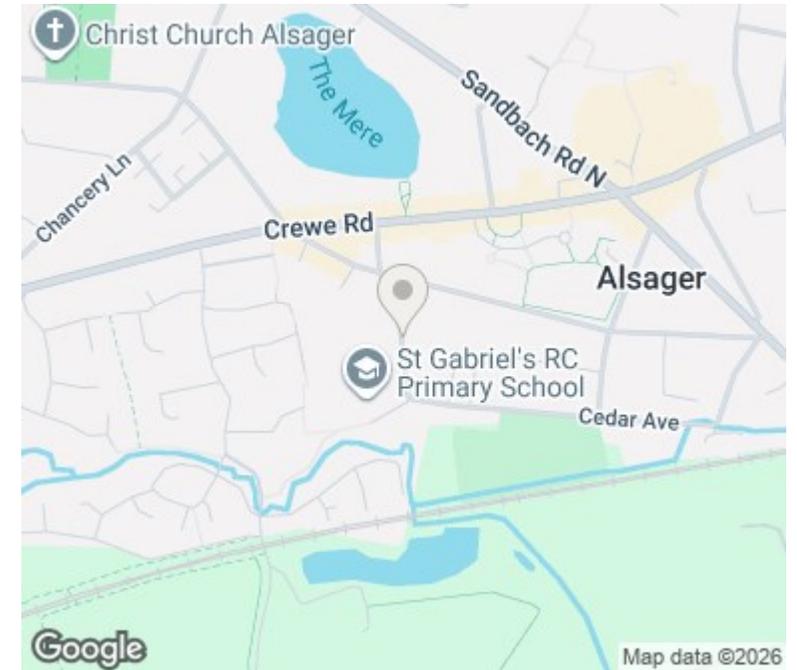
## Floor Plan



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## 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	84

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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