



24 Cody Place

ST7 2EX

Offers Over £230,000



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STEPHENSON BROWNE

A modern three bedroom mid-townhouse built in 2022 on the ever popular Scholars Place development in Alsager, situated in a cul-de-sac position!

A beautifully presented family home in an ideal location within Alsager, in immaculate condition throughout and a real credit to the current owners! An entrance hallway leads to a lounge, with a further inner hall providing access to the downstairs W/C, a very useful storage cupboard, and the spacious kitchen/diner which benefits from French doors leading to the rear garden. Upstairs there are three bedrooms and a family bathroom, with the master bedroom featuring an en-suite shower room and fitted wardrobes.

Allocated parking for two vehicles is provided via a designated parking area adjacent to the property, whilst the rear garden feature patio and lawned areas with border shrubs and a useful bin store area. Fully enclosed and offering a good degree of privacy, this garden is ideal for families with children and/or pets!

The property provides excellent links to commuting routes, including the A500 and M6 (Junction 16), with the wealth of amenities within Alsager itself only a short distance away. Several schools are nearby, including Pikemere County Primary School and Alsager School, alongside leisure facilities such as Alsager Leisure Centre and Alsager Sports Hub.

A simply gorgeous family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Composite front door, fitted carpet, radiator, ceiling light point, storage cupboard.

Lounge

12'9" x 11'8"

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

Inner Hall

Vinyl laminate effect flooring, ceiling light point, under stairs storage cupboard.

Downstairs W/C

5'5" x 3'5"

Vinyl laminate effect flooring, ceiling light point, extractor fan, W/C, pedestal wash basin.

Kitchen/Diner

14'10" x 9'11"

Vinyl laminate effect flooring, UPVC double glazed window and French doors leading to the rear garden, two ceiling light points, radiator, stainless steel sink with drainer, tiled splashback, integrated oven and gas hobs, space and plumbing for a washing machine, dishwasher and fridge/freezer.

Landing

Fitted carpet, radiator, ceiling light point, loft access.

Bedroom One

11'6" x 9'4"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes and storage cupboard.

En-Suite

6'1" x 5'7"

Vinyl laminate effect flooring, UPVC double glazed window, ceiling light point, radiator, extractor fan, W/C, wash basin, shower cubicle, part-tiled walls.

Bedroom Two

10'7" x 7'8"

Currently used as a dressing room - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Three

9'7" x 7'0"

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

Bathroom

6'3" x 5'6"

Vinyl laminate effect flooring, ceiling light point, extractor fan, part-tiled walls, W/C, pedestal wash basin, bath, radiator.



Outside

To the front of the property is a small frontage with border shrubs, with two allocated parking spaces in a designated car park. The rear garden features patio and lawned areas with border shrubs and a bin store area with rear gated access.

Council Tax Band

The council tax band for this property is C.

NB: Tenure

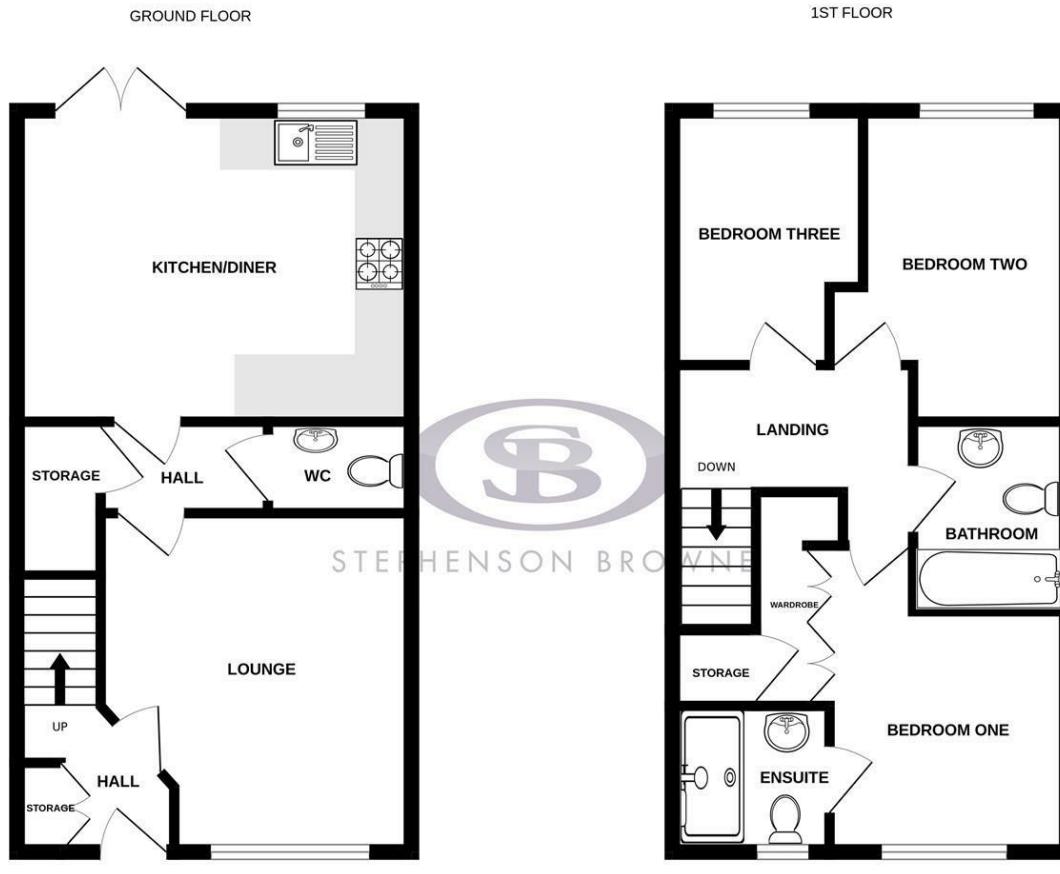
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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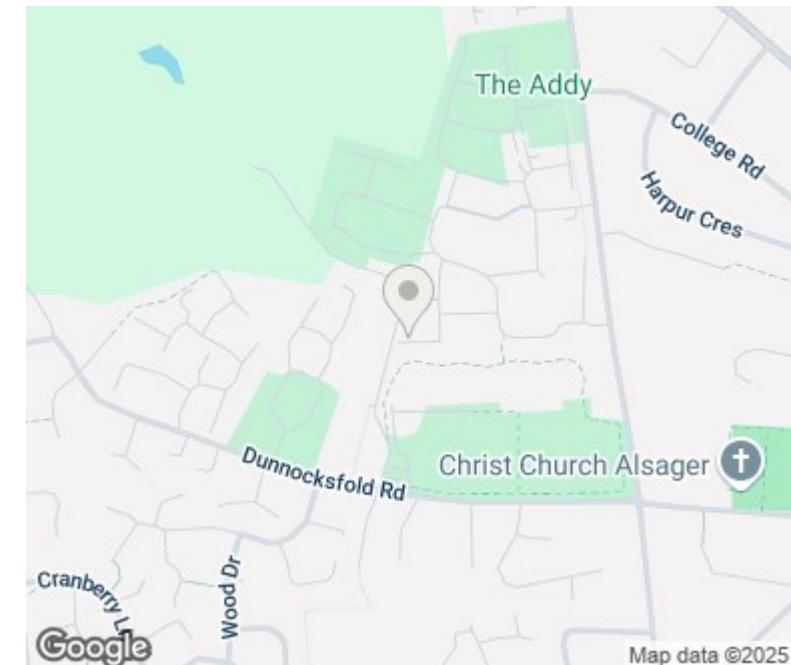


Floor Plan



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 indicative purposes only and should be used as such by any prospective purchaser. The fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	96
(81-91)	B	83
(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		

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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