



19 Townfield Close
ST7 1NF
£235,000



A TWO/THREE BEDROOM TRUE BUNGALOW
in a quiet cul-de-sac position, with a delightful
rear garden and for sale with no onward chain!

Offering flexible accommodation, this detached bungalow could easily be altered to provide three bedrooms, with a current second reception room used as a study. An entrance hallway leads to the kitchen and a spacious lounge/diner, with an inner hall accessing the two bedrooms, study/bedroom three and the shower room.

Ample off-road parking is provided via a driveway to the front and side of the property (potentially ideal for a motorhome or caravan!), as well as a brick-built single garage with side access. The gorgeous rear garden offers an excellent degree of privacy and features lawned and patio areas - a real suntrap and ideal for enjoying the best of the weather!

Situated on Townfield Close, the property benefits from a quiet cul-de-sac position whilst remaining close to a number of commuting links such as the M6, A500 and A34, as well as several train stations (such as Alsager and Kidsgrove) being in close proximity. Several schools are also nearby, including The Reginald Mitchell Primary School, St Saviour's C of E Academy and The King's Church of England Academy.

An excellent opportunity to purchase a well-presented bungalow which is most definitely ready to move into! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

7'7" x 3'4"

Vinyl flooring, composite stable front door, ceiling light point, loft access.

Kitchen

10'4" x 7'6"

Vinyl flooring, UPVC double glazed window, ceiling strip light, wall and base units, stainless steel sink with drainer, tiled splashback, space and plumbing for appliances, combi gas central heating boiler.

Lounge/Diner

20'4" x 11'4"

Fitted carpet, UPVC double glazed window, two ceiling light points, radiator.

Inner Hall

8'7" x 2'10"

Fitted carpet, ceiling light point.

Study/Bedroom Three

7'7" x 6'9"

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

Bedroom One

11'6" x 8'5"

Minimum measurements to Fitted Wardrobes - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Two

10'7" x 7'10"

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

Shower Room

7'4" x 5'3"

Wet-room flooring, UPVC double glazed window, ceiling light point, radiator, W/C, wash basin, shower.

Outside

Off-road parking for multiple vehicles on the driveway, with a lawned front garden, whilst the delightful rear garden offers an excellent degree of privacy and features lawned and patio areas with mature shrubs.

Garage

A detached brick-built garage with up and over garage door and a side access door.

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

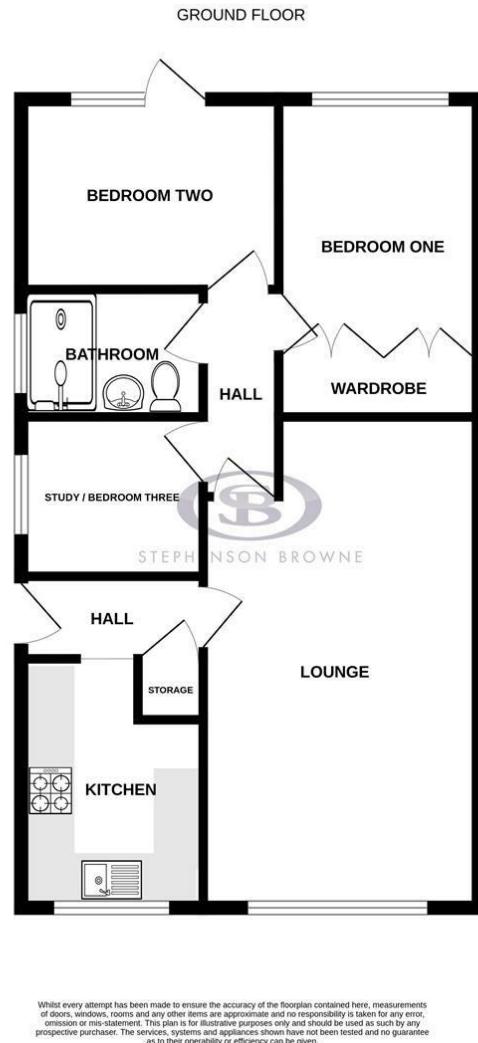
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Alsager AML Disclosure

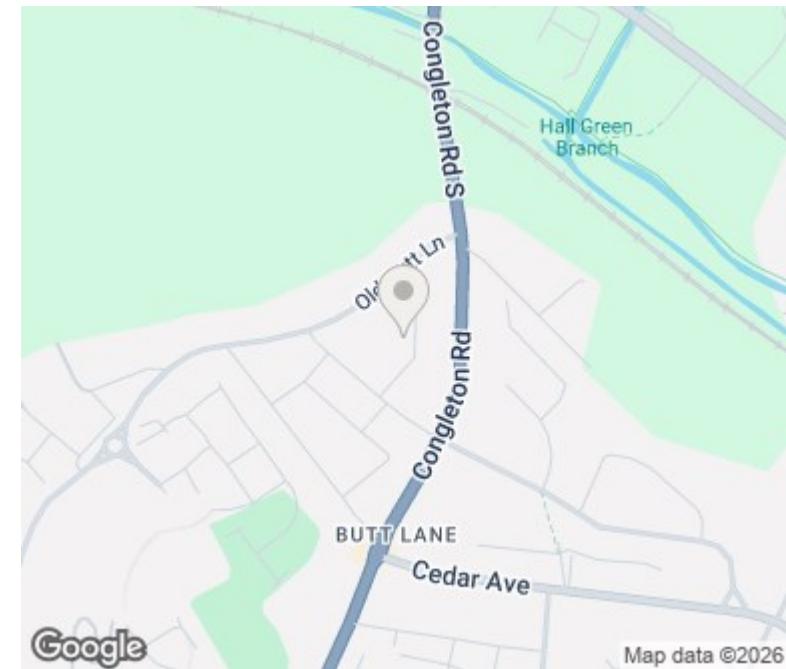
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Floor Plan



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		
70		
79		
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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