



23 Woodland Court

ST7 2DP

Guide Price £85,000



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STEPHENSON BROWNE

ATTENTION FIRST TIME BUYERS AND INVESTORS!! - Woodland Court is a one bedroom GROUND FLOOR flat, residing on a quiet cul-de-sac, located within walking distance to Alsager town center along with it's many amenities.

The property hosts a spacious internal accommodation, as well as a surprisingly sizeable rear garden. In brief, the property comprises of a hallway, with access to all rooms including a generous lounge space with characterful features fireplace, having been extended with a partition wall to create an additional reception area. You will also find a fitted kitchen enjoying a range of wall, base and drawer units with breakfast bar and room for a dining table. There is an integrated high level oven, as well as space for other necessary appliances and has access to the rear porch which leads to the garden.

Woodland Court boasts an exceptional double bedroom with fitted wardrobes and a bathroom comprising of a three piece suite with over the bath shower.

Externally, the property is home to a garden space consisting of a patio, artificial lawn and another raised paved area, ideal for seating or alternate outdoor furniture.

Early viewings come highly recommended to appreciate the property's true size, location and outside space, call Stephenson Browne today!!

Hallway

With wood effect flooring, single pendant light fitting, radiator, alcove providing storage, and doors to all rooms, including...

Lounge

11'4" x 11'6" (3.466 x 3.528)

A generous space with a feature characterful fireplace having wooden mantle and tiled surround, with wood effect flooring, a single pendant light fitting, coving to the ceiling, dado rail, ample sockets and a partition wall, with sliding door...

Reception Room

10'2" x 5'8" (3.106 x 1.739)

The partition creates a second reception area having fitted carpet, radiator, UPVC double glazed window to rear elevation, coving to the ceiling, dado rail, single pendant light fitting and ample sockets.

Kitchen Diner

Comprising of a range of wall, base and drawer units with working surfaces over, incorporating a breakfast bar, and with integrated appliances including sink with drainer, high level double oven, four point gas hob and space for a fridge freezer. Having tiled floors, radiator, UPVC double glazed window to rear elevation, two ceiling light fittings, ample sockets and door accessing the porch.





Bedroom

11'6" x 10'11" (3.515 x 3.333)

Enjoying fitted wardrobes with mirrored sliding doors, UPVC double glazed window to front elevation, wood effect flooring, ample sockets, radiator, coving to the ceiling and a single pendant light fitting.

Bathroom

Comprising of a low level WC, hand basin incorporated within fitted vanity unit and bath with over the bath shower and tiled surround. With a UPVC double glazed frosted glass window to the rear elevation, single pendant light fitting, shaving point, radiator and tiled flooring.



Porch

With tiled flooring, UPVC double glazed window to rear and door opening to the garden.

External

To the front you will find a pathway leading to the front door, with lawn either side.

The rear hosts a paved patio with artificial lawn, with steps leading up to a raised patio area ideal for furniture. With fence boundary and gate accessing the back of the property.

Council Tax Band

The council tax band for this property is A.

NB: Tenure

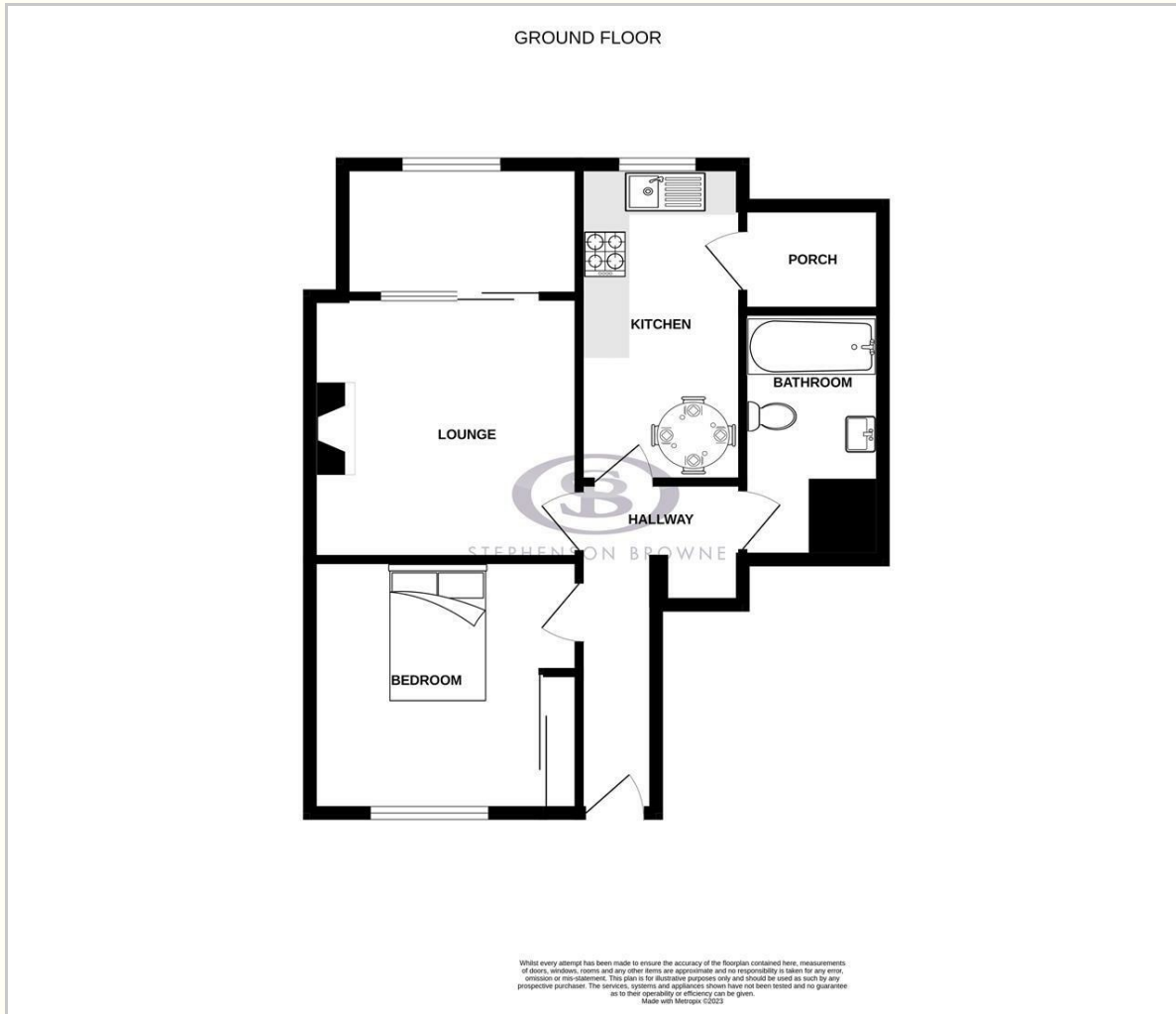
We have been advised that the property tenure is *, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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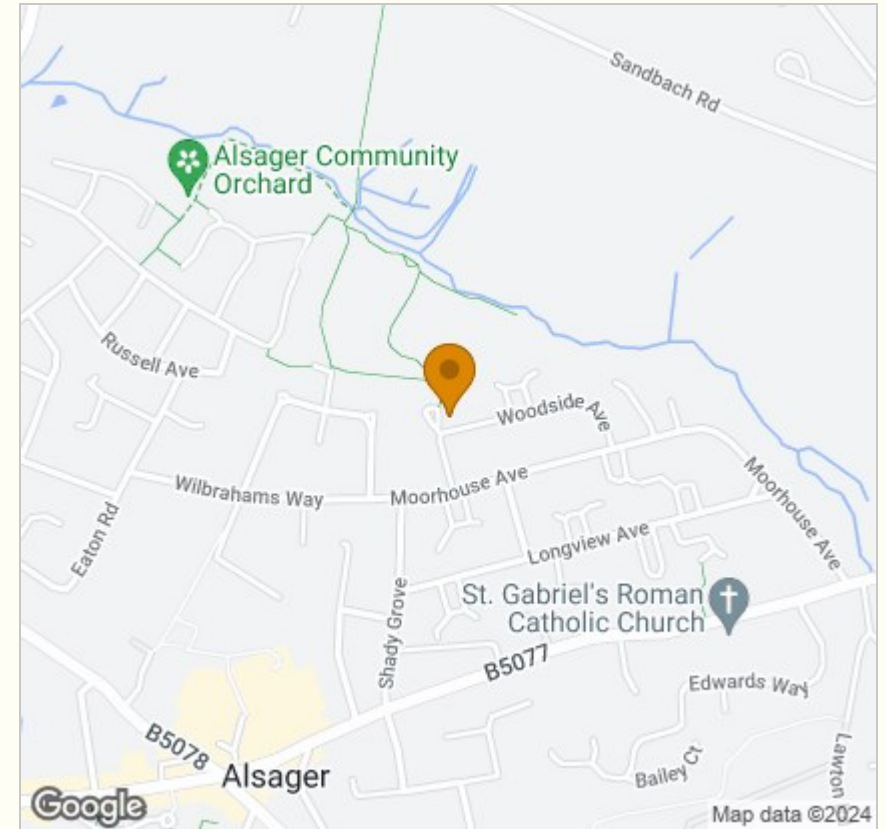
Floor Plan



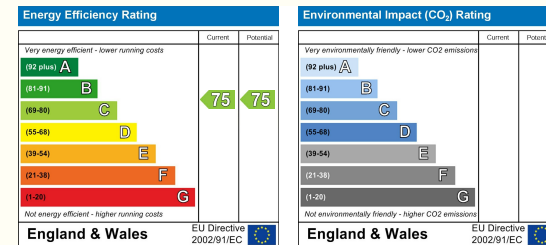
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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