



5 Dane Close

ST7 2HZ

£265,000



3



1



2



C



STEPHENSON BROWNE

A fantastic opportunity to purchase a three bedroom detached family home in Alsager which features a garage and a conservatory to the rear!

Well-presented throughout and featuring a recently installed kitchen, this stylish home would make an ideal first time buy or family home. There is also the potential to extend the property (subject to planning permission), to create a four bedroom home if desired!

An entrance hallway leads to a spacious lounge, which opens into a separate dining room, with a conservatory to the rear and a gorgeous and well-proportioned kitchen completing the ground floor. Upstairs, there are three bedrooms (two doubles and one single) and a family bathroom. Ample off-road parking is provided via a paved driveway and an integral garage, whilst the rear garden features lawned and patio areas with mature border shrubs and gated side access.

Situated on Dane Close, the property is ideally placed for the wealth of amenities within Alsager, including several schools such as Cranberry Academy and Alsager School. Leisure facilities such as Alsager Leisure Centre and Alsager Sports Hub are also within easy reach.

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



Entrance Hall

Vinyl laminate effect flooring, UPVC double glazed window and front door, ceiling light point, storage space for coats etc.

Lounge

16'0" x 13'3"

Fitted carpet, UPVC double glazed bay window, ceiling light point, radiator, opening into;

Dining Room

9'4" x 9'3"

Fitted carpet, ceiling light point, radiator, UPVC double glazed French doors opening into;

Conservatory

8'11" x 8'0"

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

Kitchen

16'2" x 9'6"

Laminate flooring, UPVC double glazed window and rear door, sink with drainer, wall and base units, space and plumbing for appliances, integral access into the garage.

Landing

Fitted carpet, UPVC double glazed window, ceiling light point, loft access, airing cupboard housing Worcester combi boiler.

Bedroom One

11'11" x 10'0"

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

Bedroom Two

11'0" x 10'0"

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

Bedroom Three

8'10" x 5'11"

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

Bathroom

7'8" x 5'4"

Vinyl laminate effect flooring, two UPVC double glazed windows, two ceiling light points, radiator, part tiled walls, W/C, pedestal wash basin, bath with overhead shower.

Outside

To the front of the property is a paved driveway with a lawned garden and mature border shrubs, whilst the rear garden features patio and lawned areas with mature border shrubs and gated side access.



Garage

17'3" x 9'6"

A single integral garage with up and over door.

Council Tax Band

The council tax band for this property is C.

NB: Tenure

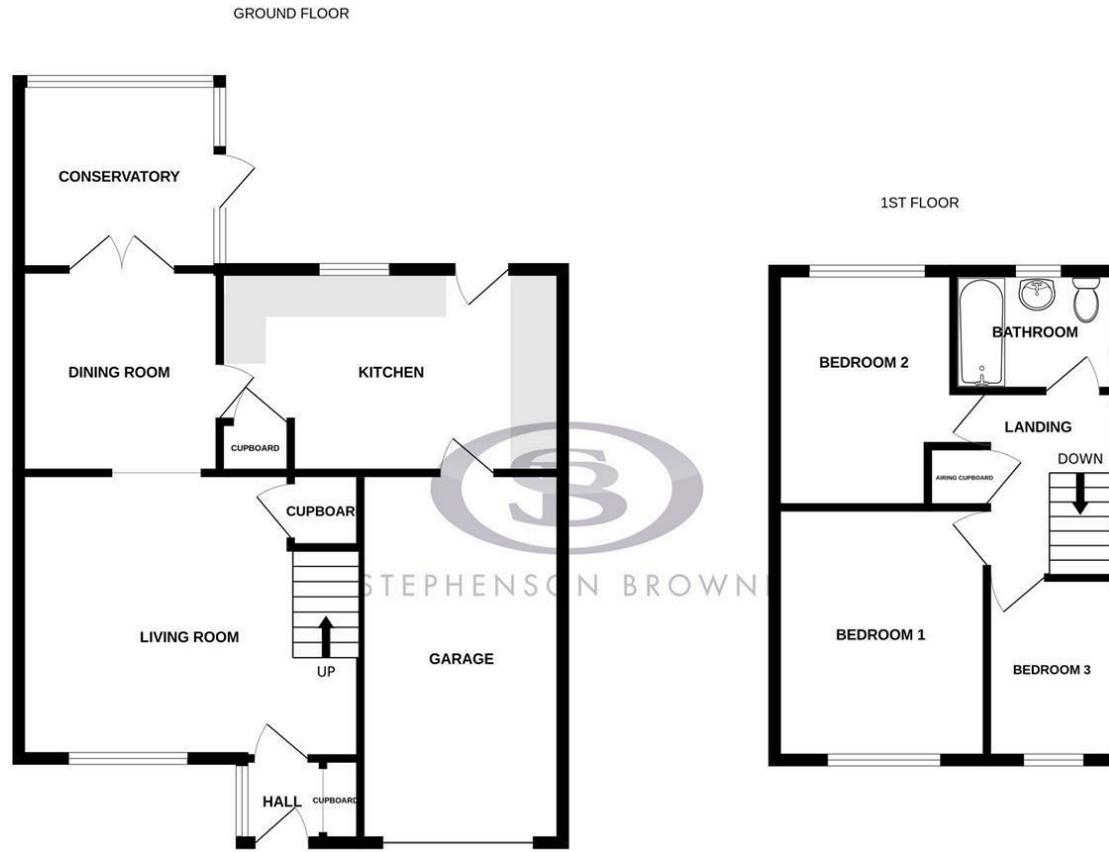
We have been advised that the property tenure is LEASEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances 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			83
(81-91) B			
(69-80) C		70	
(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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