



231 High Street

ST7 8BN

Offers In Excess Of £130,000



STEPHENSON BROWNE

This spacious forecourted mid terraced home in Alsagers Bank features an upstairs bathroom and two reception rooms, and would make an ideal first time buy!

The property (and energy efficiency) has been improved in recent years, including new UPVC windows and doors, making an excellent home for those wishing to make that all important first step onto the property ladder.

Two spacious reception rooms and a modern fitted kitchen complete the ground floor, whilst upstairs there are two double bedrooms and a family bathroom. The low maintenance rear garden is mostly paved, with outbuildings providing useful storage space.

Situated in Alsagers Bank, the property offers an excellent balance between a village location close to countryside, whilst retaining the convenience of being in close proximity to the wealth of amenities within Newcastle-Under-Lyme town centre itself. Commuting routes such as the M6, A500 and A34 are all within easy reach.

An ideal first time buy which needs to be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.

#### **Front Reception Room**

12'7" x 11'4" (3.842 x 3.461)

Wooden flooring, composite front door and UPVC double glazed window, ceiling light point, radiator.

#### **Rear Reception Room**

12'6" x 11'9" (3.817 x 3.596)

Laminate flooring, log burner, UPVC double glazed window, ceiling light point, radiator, under stairs storage cupboard.

#### **Kitchen**

12'6" x 7'0" (3.817 x 2.142)

Tiled flooring, tiled walls, UPVC double glazed window, ceiling light point, radiator, door leading to passageway, stainless steel sink with drainer, wall and base units, space and plumbing for appliances.





#### Rear Hall

Tiled flooring, UPVC double glazed rear door, ceiling light point, access to pantry/storage cupboard.

#### Landing

Fitted carpet, two ceiling light points, loft access.

#### Bedroom One

12'6" x 11'1" (3.833 x 3.385)

Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

#### Bedroom Two

11'9" x 8'10" (3.602 x 2.713)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, storage cupboard, views over gardens/fields to the rear.

#### Bathroom

8'9" x 6'7" (2.671 x 2.013)

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, radiator, part tiled walls, W/C, pedestal wash basin, bath with mains shower.

#### Outside

The property features a paved forecourt to the front, whilst the rear yard is paved with a storage shed/outbuilding.

#### Council Tax Band

The council tax band for this property is A.

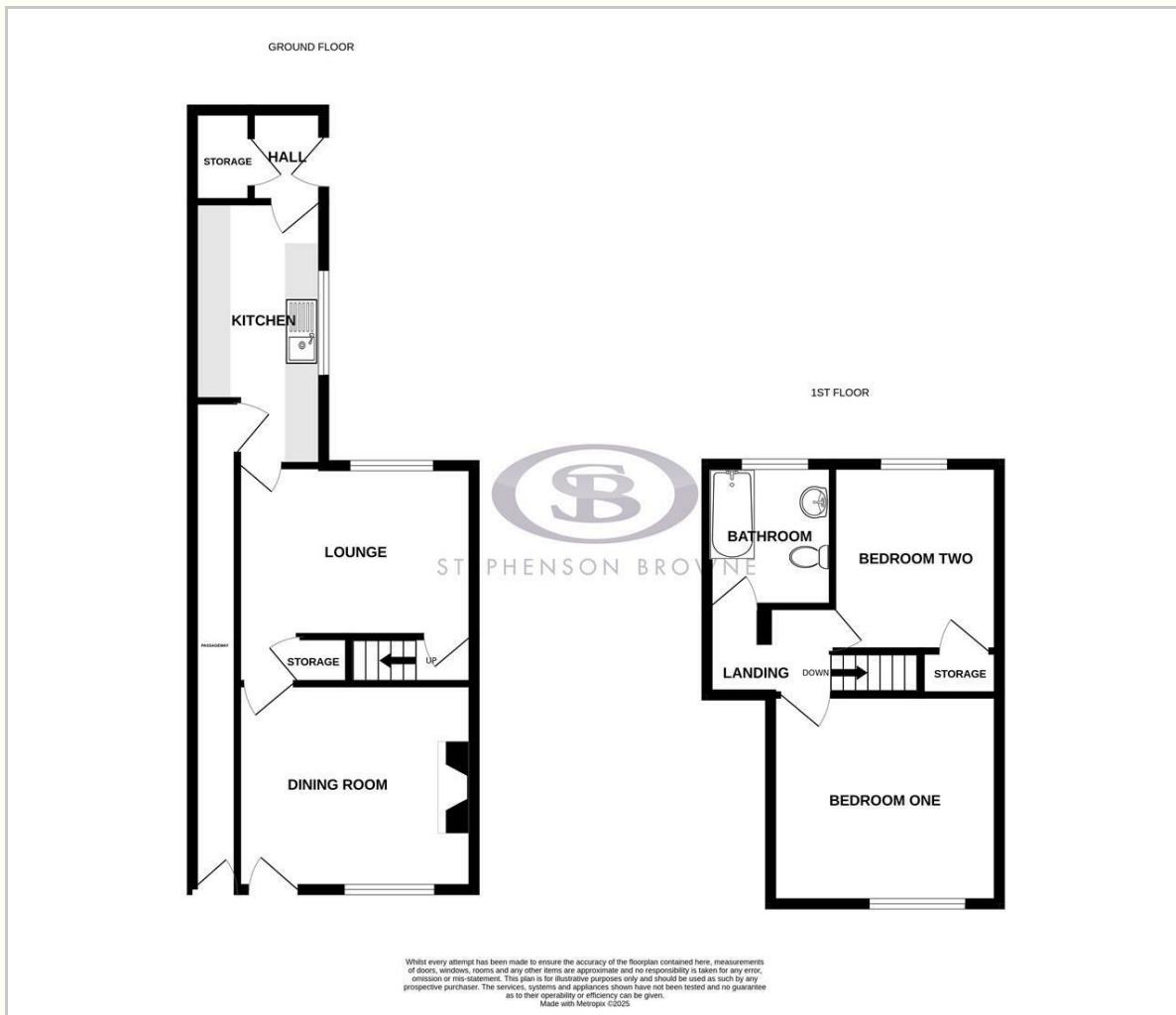
#### NB: Tenure

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

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

## Floor Plan



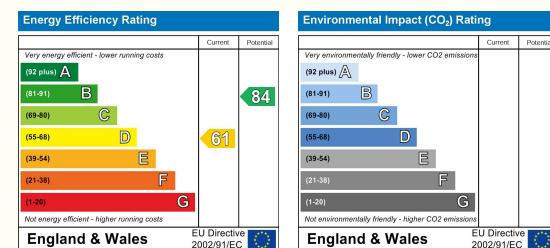
## Viewing

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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