



**12A, Gowy Close**

ST7 2HX

**£225,000**



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STEPHENSON BROWNE



**WELL PRESENTED, FAMILY  
ACCOMMODATION, WITH A HOMELY AND  
WELCOMING FEEL!**

This home at Gowy Close is a perfect example of a modern, three bedroom semi-detached property. Set in a cul-de-sac on a popular residential estate, and is conveniently placed for access to local schools and the wide range of amenities on offer within Alsager Town Centre.

The property has been well maintained and presented throughout with double glazing, gas central heating with smart thermostat. Accommodation consists of a spacious and bright lounge with box bay window and feature fireplace, a welcoming open-plan modern kitchen/diner offering perfect space for families and entertaining, with patio doors to from dining area leading out to the rear garden. Upstairs are three well appointed bedrooms, two of which are comfortable double rooms with a family bathroom.

Externally, the property enjoys ample off-road parking to the front and a larger than average, mature garden to the rear, enjoying a great level of privacy, the rear garden also has a versatile home garden room with power and lighting perfect for use as a home office or hobby room.

To fully appreciate the property's quiet yet convenient position, internal condition and rear garden early viewing is highly recommended.





### **Entrance Hall**

Door leading into Entrance Hallway, wood effect flooring, wall mounted radiator, stairs to first floor, ceiling light point, door into:

### **Lounge**

14'2 x 11'5

Double glazed box bay window to front elevation, ceiling light point, coving, 'Nest' smart thermostat, a feature fireplace with tile effect hearth and surround housing a gas living flame effect fire, wall mounted radiator, door into:

### **Kitchen Diner**

16'0 x 9'5

Fitted kitchen with a range of wall, base and drawer units, wooden working surfaces over incorporating a one-and-a-half bowl sink/drain unit with mixer tap, integrated dishwasher, a built in four ring gas hob with tiled splash-back and extractor hood over, integrated fridge, freezer, oven and dishwasher, uPVC double glazed panelled door to side elevation, double glazed window to rear, under-stairs storage cupboard, ceramic tiled flooring. Space for table and chairs in dining area, double glazed french door to rear elevation giving external access.

### **Landing**

First floor landing with doors leading to all first floor rooms, storage/airing cupboard, loft access point, ceiling light point.

### **Bedroom One**

12'4 x 9'11

Principle room with double glazed window to front elevation, wall mounted radiator, ceiling light point.

### **Bedroom Two**

11'7 x 9'11

Double glazed window to rear elevation overlooking the garden, wall mounted radiator, ceiling light point.

### **Bedroom Three**

8'6 x 5'11

Double glazed window to front elevation, wall mounted radiator, ceiling light point.

### **Family Bathroom**

White three-piece suite comprising low-level pushbutton WC, pedestal hand wash basin with chrome mixer tap and a panelled bath with a shower screen housing a wall mounted mixer shower with both rainfall and handheld shower attachments, tiled flooring and complimentary wall tiles throughout, glazed frosted window to rear elevation, heated chrome towel rail.





### **Garage**

19' x 8'6"

Single up and over door, power, lighting, space for white goods, double glazed windows to side and rear.

### **Externally**

To the front of the property is off road parking for multiple vehicles provided by a driveway, with a lawned garden, access to the rear is provided off the end of the driveway. The rear garden has is enclosed with fence boundaries to all three sides and having a continuation of the block paving from the front of the property to include a patio area, providing ample space for garden furniture, lawned area, and borders with shrubs and plants.

### **Garden Room**

9'8" x 7'6"

External garden room/summer house with power, lighting and fibre cabling. Suitable for use for home office or hobby room.

### **Council Tax Band**

The council tax band for this property is B.

### **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.

### **Alsager AML Disclosure**

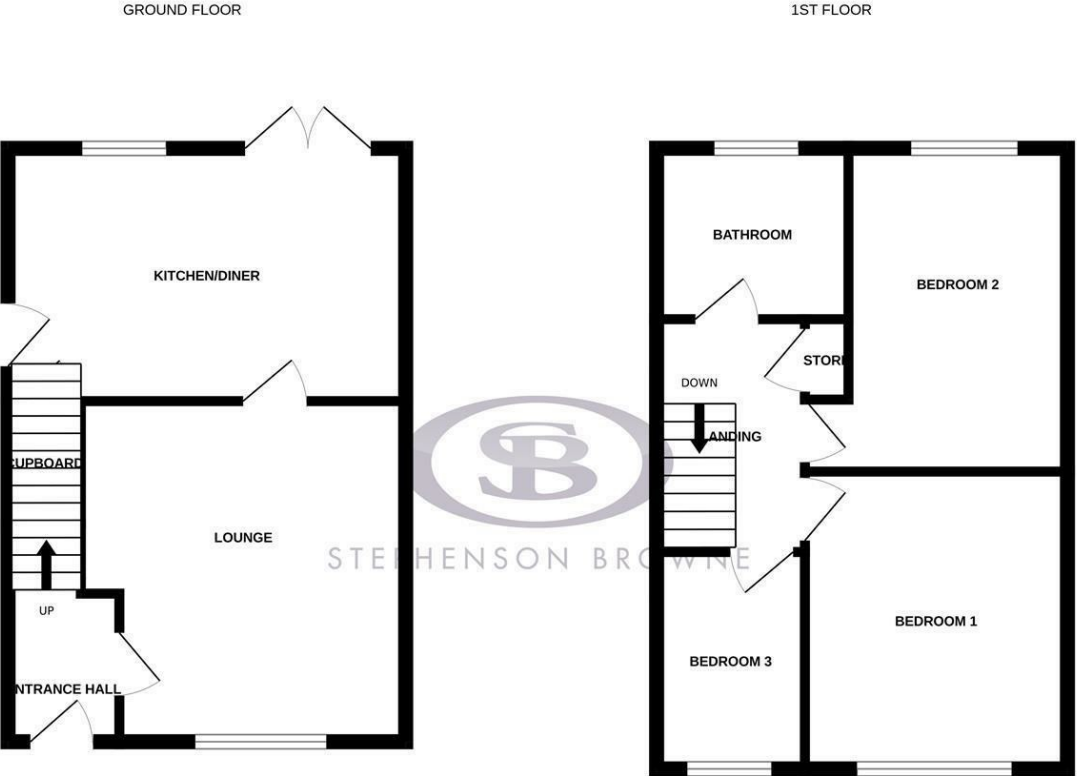
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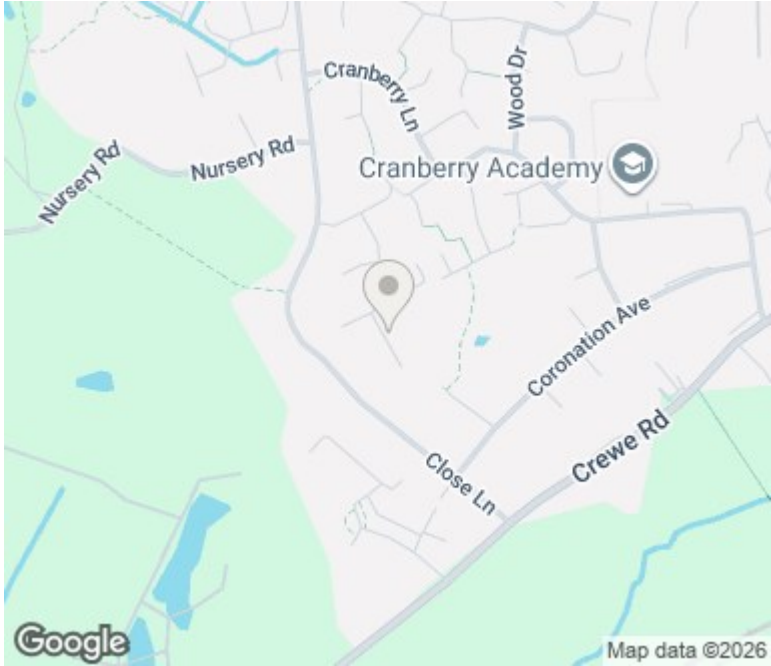


Floor Plan



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		
(81-91) B		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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