



43 Birch Avenue

ST7 2QT

£230,000



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STEPHENSON BROWNE

A two bedroom detached bungalow with a Garage and Conservatory, packed full of potential and offered for sale with no onward chain!

An excellent opportunity to purchase a detached bungalow in a popular location, which requires modernisation throughout but offers fantastic scope and potential.

An entrance hall leads to the lounge and kitchen, with an inner hall accessing both bedrooms and the shower room. There is also a Conservatory to the rear, accessed via patio doors from Bedroom Two. Off-road parking is provided via a paved driveway to the front and a single garage, whilst the rear garden is low-maintenance with paved areas and gravelled borders.

Situated on Birch Avenue in Alsager, the bungalow benefits from easy access to Alsager Train Station, as well as the wealth of amenities within Alsager itself. Commuting links such as the M6, A500 and A34 are only a short distance away, whilst several schools including Excalibur Primary School are also nearby.

A well-proportioned bungalow offered for sale with no onward chain - please contact Stephenson Browne to arrange your viewing!

Entrance Hall

UPVC double glazed front door, fitted carpet, ceiling light point.

Kitchen

11'6" x 10'2" (3.530 x 3.102)

Maximum measurements - Vinyl flooring, two UPVC double glazed windows and rear door, ceiling strip light, radiator, one and half bowl sink with drainer, tiled splashback, wall and base units.

Lounge

17'0" x 10'7" (5.195 x 3.250)

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

Inner Hall

Fitted carpet, ceiling light point, loft access, storage cupboard.

Bedroom One

11'4" x 9'10" (3.464 x 3.014)

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

Bedroom Two

9'5" x 8'7" (2.885 x 2.637)

Maximum measurements - Fitted carpet, UPVC double glazed patio doors leading to the Conservatory, ceiling light point, radiator.





Conservatory

9'1" x 9'1" (2.790 x 2.789)

Fitted carpet, UPVC double glazed window and doors leading to the garage and rear garden, ceiling light point, electric heater.

Bathroom

6'5" x 5'6" (1.968 x 1.687)

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, part tiled walls, W/C, pedestal wash basin, walk-in shower.

Outside

To the front of the property is a paved driveway with a slate frontage, whilst the rear garden is low-maintenance and is mostly paved with a gravel border.

Garage

A single garage.

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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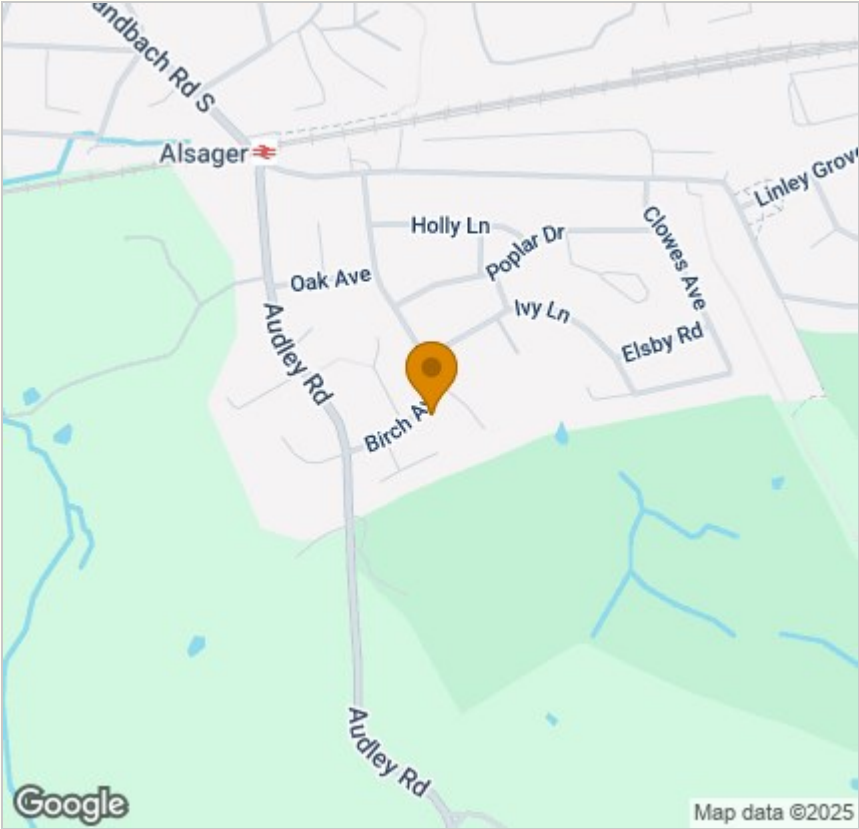
Floor Plan



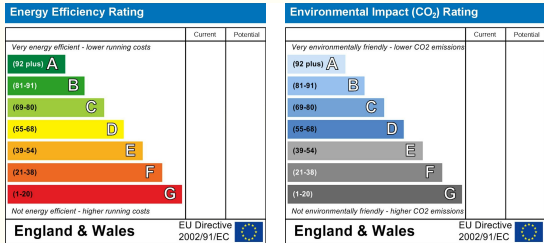
Viewing

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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