



## 1 Linley Villas, Linley Lane

ST7 2QG

**£250,000**



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C



STEPHENSON BROWNE



A substantial three DOUBLE BEDROOM, individual architect designed detached dormer property, occupying a none estate position with front countryside views as far as Mow Cop and beyond.

In brief the accommodation comprises of a spacious hallway with storage cupboard, a generous dual aspect lounge/diner, good sized kitchen having a recently fitted boiler (2023), three piece modern bathroom suite and a ground floor bedroom. To the first floor, a galleried landing with study area giving access to both double bedrooms having eaves storage.

To the front of the property there is a loose gravel driveway providing ample off road parking for numerous vehicles and established borders. To the rear the private, landscaped rear garden boasts patio and shale areas providing perfect spaces for outside dining/entertaining and an individually designed carport/outside entertaining area.

To appreciate everything Linley Villas has to offer, early viewings come highly recommended - we don't expect it to be on the market for long! To arrange yours and avoid missing out, call Stephenson Browne today!!





### **Entrance Hall**

Composite entrance door having double glazed frosted insets. Stairs to the first floor. Doors to all rooms. Understairs storage cupboard. Single panel radiator.

### **Lounge**

19'11" x 12'10"

Double glazed windows to the front and side elevation. Gas fire with brick fireplace and tiled hearth.

### **Kitchen**

11'8" x 11'1"

Double glazed windows to the rear and side elevation. uPVC panelled door with double glazed insets opening to the rear garden. Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel single drainer sink unit. Space for a cooker, undercounter fridge and freezer and space and plumbing for a washing machine.

### **Bedroom Three**

11'2" x 9'9"

Single panel radiator. Double glazed window to the rear elevation.

### **Family Bathroom**

7'11" x 5'9"

Double glazed frosted window to the side elevation. Single panel radiator. Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin and a panelled bath with shower over. Tiled walls.

### **First Floor Landing**

Doors to all rooms. Loft access point. Double glazed windows to both side elevations

### **Bedroom One**

12'11" x 12'1"

Double glazed window to the front elevation. Single panel radiator. Eaves storage. Loft access point.

### **Bedroom Two**

12'10" x 11'3"

Double glazed window to the rear elevation. Single panel radiator. Eaves storage.

### **Externally**

The property is approached by a shale driveway providing ample off road parking. Fenced boundaries. Access gate opening to the rear garden. The landscaped, private rear garden is mainly laid to lawn with shale and stone patio areas providing ample space for garden furniture and outside entertaining. Wooden carport which could also suit further entertaining space. Variety of mature shrubs, trees and plants.

### **Council Tax Band**

The council tax band for this property is C.





**NB: Tenure**

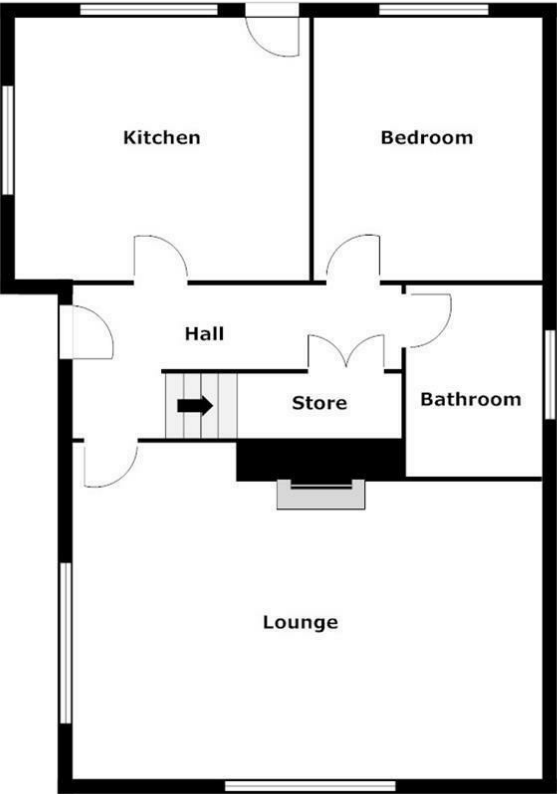
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

**NB: Copyright**

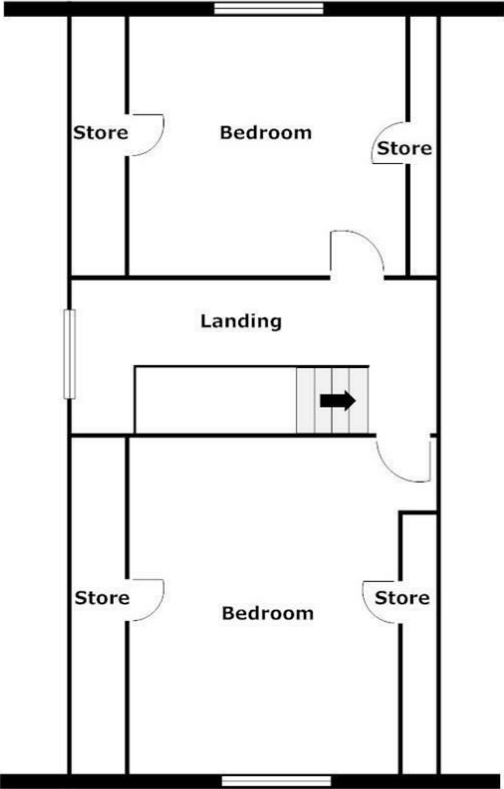
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Floor Plan



GROUND FLOOR



ROOF ROOMS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of any doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misrepresentation. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Any services, systems or appliances indicated have not been tested and no guarantee as to their operability or efficiency can be given.

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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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