



STEPHENSON BROWNE

**William Howell Way,  
Alsager**

ST7 2BF



**Offers Over £205,000**

## Description

A superb opportunity to purchase a modern two double bedroom end-terraced home in a cul-de-sac position within Alsager, offered for sale with no onward chain!

An ideal first time buy, this home would also potentially suit young families or those wishing to downsize to a more manageable property! An entrance hallway leads to the kitchen and a spacious lounge, with a downstairs W/C completing the ground floor. Upstairs there are two double bedrooms and a family bathroom.

Off-road parking for two vehicles is provided via a tarmacadam driveway to the front of the property, whilst the rear garden features patio and lawned areas and is fully enclosed, creating an excellent space to enjoy the best of the summer sun!

The property provides excellent links to commuting routes, including the A500 and M6 (Junction 16), with the wealth of amenities within Alsager itself only a short distance away. Several schools are nearby, including Pikemere County Primary School and Alsager School.

An ideal first home in a fantastic location which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



# Room Descriptions

## Entrance Hall

Composite front door, laminate flooring, ceiling light point, radiator.

## Downstairs W/C

5'0" x 2'9"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, W/C, pedestal corner wash basin.

## Kitchen

10'0" x 5'9"

Laminate flooring, UPVC double glazed window, ceiling light point, stainless steel sink with drainer, integrated oven, hobs, cooker hood, space and plumbing for appliances, wall and base units.

## Lounge

13'2" x 12'10"

Maximum measurements - Laminate flooring, UPVC double glazed French doors leading to the rear garden, ceiling light point, two radiators, storage cupboard.

## Landing

Fitted carpet, ceiling light point.

## Bedroom One

12'10" x 8'5"

Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator, loft access, storage cupboard.

## Bedroom Two

12'9" x 8'3"

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

## Bathroom

6'2" x 5'10"

Laminate flooring, part tiled walls, ceiling light point, extractor fan, towel radiator, W/C, pedestal wash basin, bath and overhead shower.



### Outside

To the front of the property is a tarmacadam driveway with two side-by-side parking spaces, whilst the rear garden features patio and lawned areas and is fully enclosed.

### Council Tax Band

The council tax band for this property is B.

### 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.

### Alsager AML Disclosure

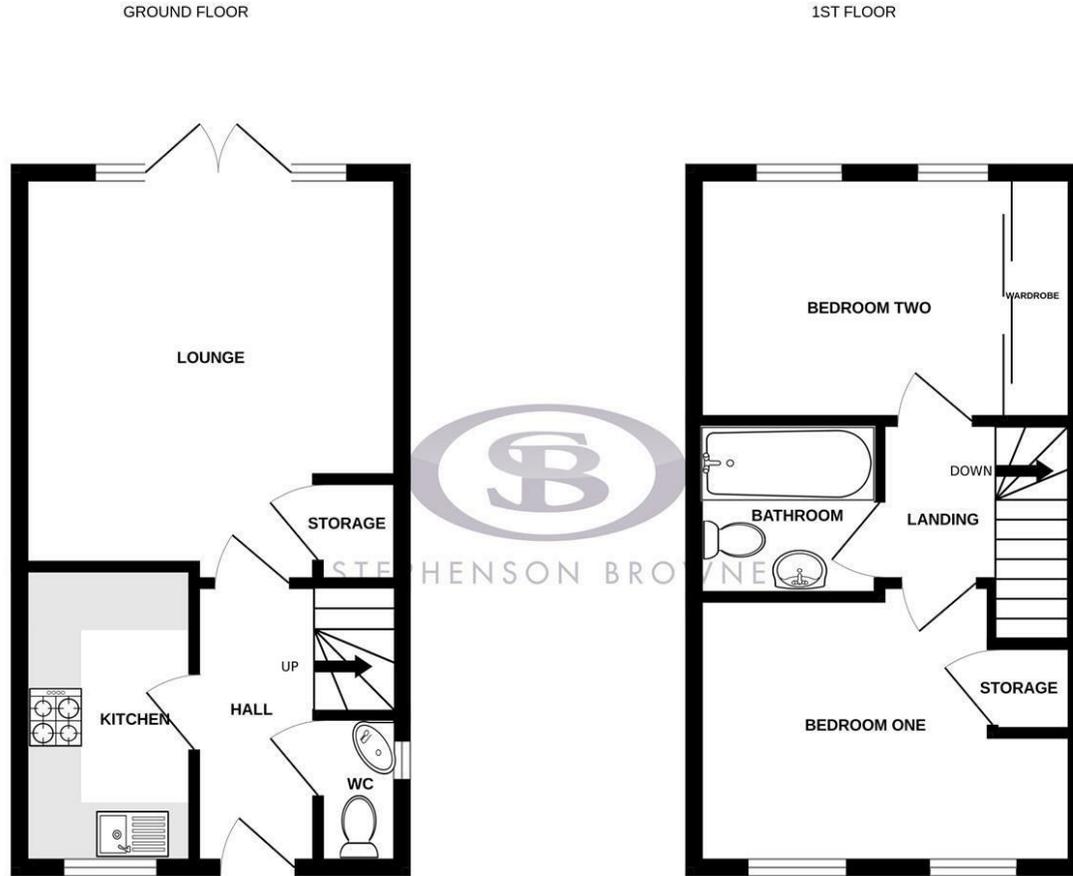
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

### Estate Charge

Whilst we have been informed by our sellers that the property is freehold, please note, we have been made aware by the sellers that an estate charge is payable to cover maintenance for the new development. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.



# Floorplans



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



# EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(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 office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to: Move with Us Ltd Average Fee: £123.64**

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