



Flat 2, 48 Alfred Moseley Place

ST7 2ZL

£160,000



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STEPHENSON BROWNE

NO ONWARD CHAIN - BEAUTIFULLY PRESENTED THROUGHOUT
- Stephenson Browne are delighted to bring to the market this beautifully presented TWO DOUBLE BEDROOM apartment on Alfred Moseley Place, situated on the ever popular Lawton Green Development and located close to Alsager town's many amenities.

The property welcomes a spacious yet homely interior and hosts a clever layout consisting of: a generous main hallway with doors to all rooms such as the well proportioned lounge, enjoying two UPVC double glazed windows to the front elevation and being open plan with the fully fitted breakfast kitchen. Comprising of a range of wall, base and drawer units with working surfaces over, along with integrated washer dryer, oven and four ring hob with extractor over and fridge freezer. In addition, the property is home to an impressive master bedroom, a second bedroom also able to fit a double and a modern bathroom with three piece suite including bath and shower over. Unlike most, the property provides ample storage, with inbuilt cupboards in the hallway and an inbuilt cupboard in the second bedroom that also houses the IDEAL boiler.

Externally you are welcomed to the front door with a paved pathway, and a car park with two allocated parking spaces.

Immaculately presented throughout, Alfred Moseley Place is ready to move in to. To appreciate it's convenient location, internal space and many other fantastic qualities, call Stephenson Browne to book your viewing!

Stairs and Landing

With fitted carpet, single pendant light fitting, door to cupboard housing the meters and stairs to the first floor landing, radiator. Door into:-

Hallway

A spacious hallway with doors to two separate storage cupboards, fitted carpet, radiator, ample sockets and doors to all rooms.

Lounge Diner

16'9" x 10'7" (5.113 x 3.229)

An exceptionally generous space with two UPVC double glazed windows to the front elevation, ample sockets, TV point, phone point, radiator, single pendant light fitting, fitted carpet. Opening into:-

Breakfast Kitchen

10'8" x 8'7" (3.254 x 2.639)

Comprising of a range of wall, base and drawer units having working surfaces over incorporating a one and a half sink with drainer. Integrated washer dryer, oven and four ring hob with extractor over and fridge freezer. With wood effect vinyl flooring, single pendant light fitting and ample sockets throughout.

Bedroom One

12'10" x 10'8" (3.929 x 3.275)

Enjoying a UPVC double glazed window to rear elevation, radiator, fitted carpet, ample sockets and single pendant light fitting.

Bedroom Two

9'7" x 8'10" (2.933 x 2.696)

With fitted carpet, ample sockets, single pendant light fitting, UPVC double glazed window to rear elevation, radiator and door into storage cupboard, also housing the IDEAL boiler





Family Bathroom

5'6" x 6'5" (1.683 x 1.965)

Consisting of a low level WC, pedestal hand basin with mixer tap, panelled bath with wall mounted shower over, having bar control and tiled splashback that continues to part of the adjacent wall. Having a heated towel rail and wood effect vinyl flooring.

Externally

The front consists of a communal area with paved pathway leading to the front door and laid to lawns to each side, having a hedgerow boundary. The property enjoys two allocated parking spaces on a shared car park which benefits from two electric car points.

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.

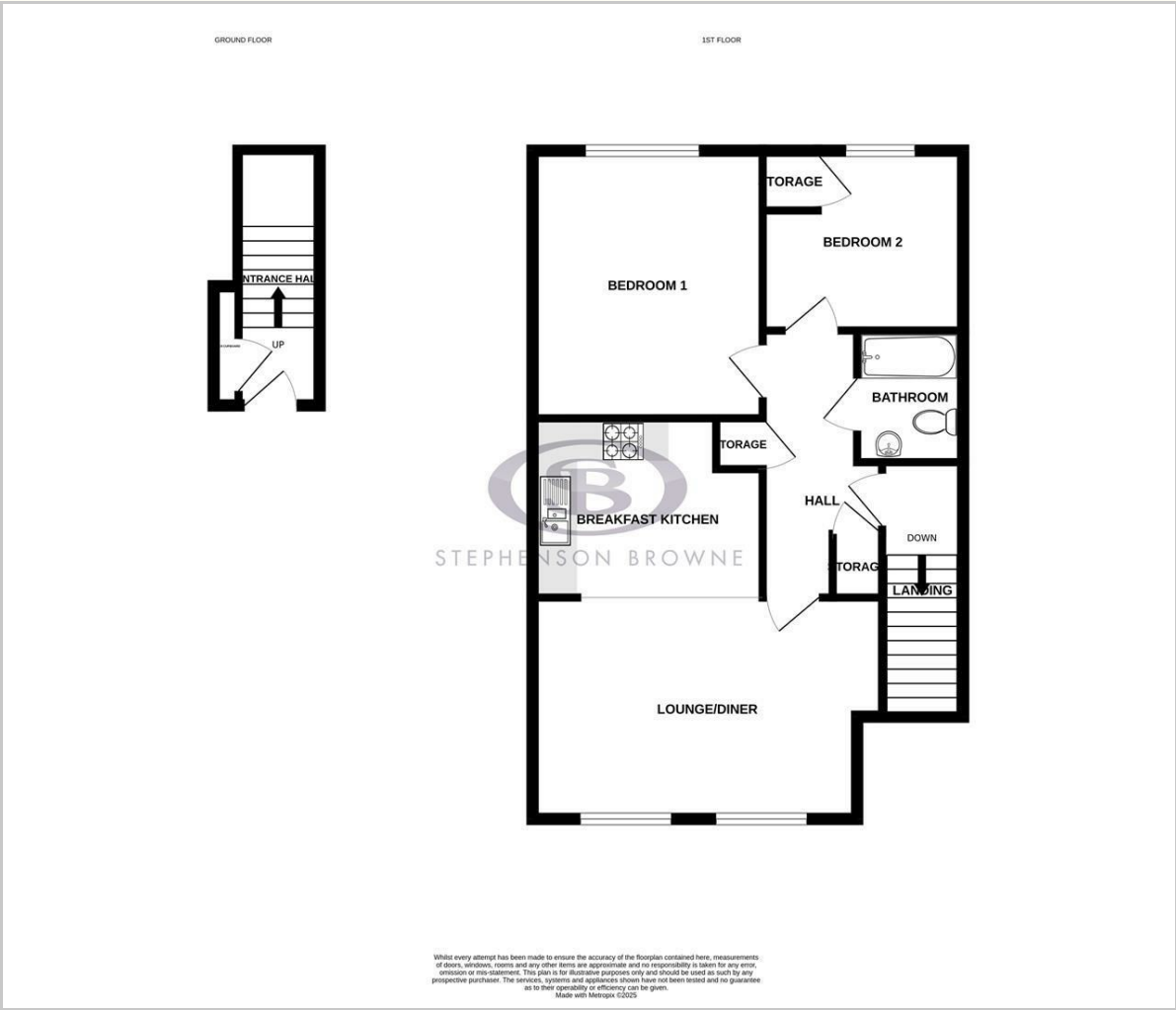
Alsager AML Disclosure

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.

NB: Copyright

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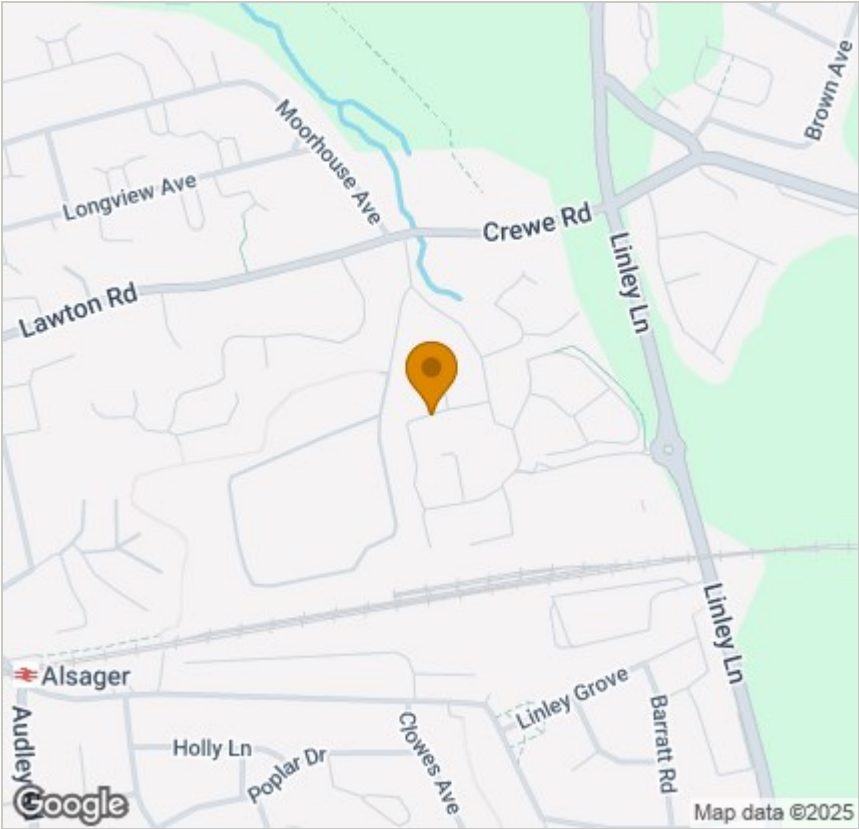
Floor Plan



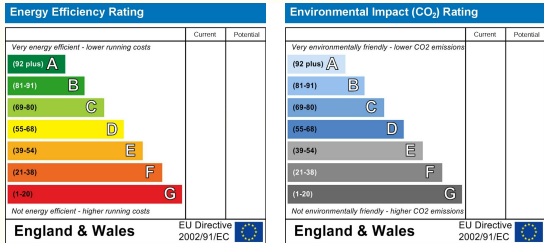
Viewing

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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