



**84 Linley Road**

ST7 2QF

**£295,000**



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STEPHENSON BROWNE

**NO ONWARD CHAIN - EXTENDED  
BUNGALOW - OPEN ASPECT TO THE REAR!**  
Welcome to Linley Road, a two bedroom detached situated in an elevated position, enjoying stunning views from the rear gardens.

In brief, the well planned accommodation comprises: Entrance hall, lounge giving access to the second reception room running the full width of the property, kitchen breakfast room and two double bedrooms to the front, having bow windows and fitted bedroom furniture. The shower room is also accessed from the hallway. There is also access internally into the garage having a utility area.

The property is positioned on a generous and enclosed plot having ample parking to the front leading to an attached garage. The rear garden offers shale and paved patio areas providing the perfect space for outdoor entertaining, enjoying the surrounding open views and a great degree of privacy, it really is not one to be missed!

An early inspection is essential to appreciate the properties position, spacious accommodation and wonderful open aspect. Contact Stephenson Browne today to arrange your all important viewing!



### **Entrance Hall**

UPVc panelled entrance door having glazed frosted insets. Doors to all rooms

### **Kitchen**

11'11" x 11'9"

Range of wall, base and drawer units with work surfaces over incorporating a single drainer sink unit with mixer tap. Space for a cooker with extractor canopy over. Integrated fridge. Double panel radiator. Double glazed window to the rear elevation.

### **Lounge**

11'9" x 11'9"

Double glazed frosted window to the side elevation. TV aerial point. Single panel radiator. Double doors into:-

### **Second Reception Room**

29'8" x 8'4"

Double glazed window to the rear elevation. Double glazed French doors opening to the rear garden. Door into the garage. Single panel radiator.

### **Bedroom One**

14'9" into bay x 12'10"

Range of fitted bedroom furniture having wardrobes with hanging rail and shelving and dressing table with drawers. Two single panel radiators. Double glazed bow window to the front elevation.

### **Bedroom Two**

14'11" into bay x 11'9"

Range of fitted bedroom furniture having wardrobes with hanging rail and shelving and dressing table with drawers. Two single panel radiators. Double glazed bow window to the front elevation.

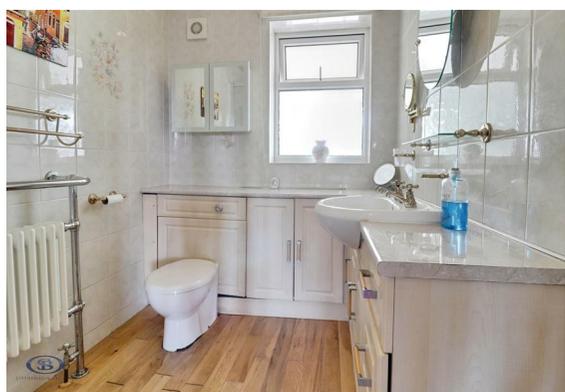
### **Shower Room**

5'10" x 8'10"

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with storage cupboards and a corner shower cubicle with shower over. Heated towel radiator. Double glazed frosted window to the rear.

### **Externally**

The property is situated in an elevated position, set back from the main road with a tarmac, shale and block paved driveway providing ample off road parking for numerous vehicles leading to an attached garage. Walled and fenced boundaries. The rear garden is mainly paved for ease of maintenance with an elevated shale area. Fenced and hedged boundaries.



### **Garage**

10'5" x 18'2"

Electric roller door to the front. Double glazed window and courtesy door to the rear. Space and plumbing for a washing machine. Wall mounted gas central heating boiler.

### **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.

### **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.

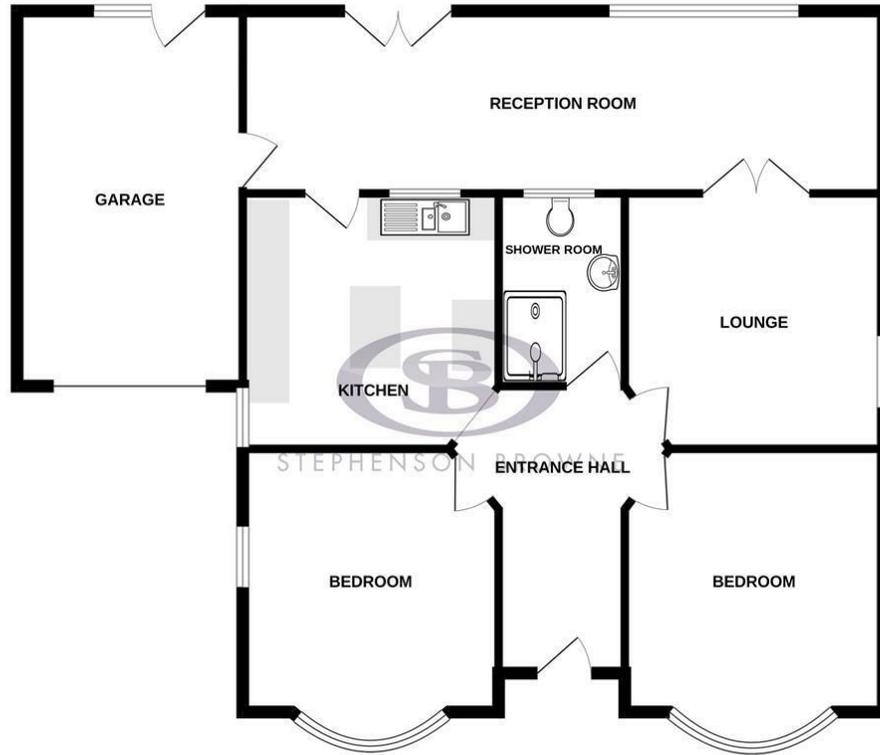
### **NB: Copyright**

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# Floor Plan

## GROUND FLOOR



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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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