



**28 Emberton Road**  
ST7 2YA  
**Offers Over £200,000**



STEPHENSON BROWNE

**FREEHOLD - NO ONWARD CHAIN - PERFECT FIRST TIME BUY -** Nestled in the charming cul-de-sac of Emberton Road, is this delightful end mews property! Designed by Barratt Homes, "The Washington" design offers a perfect blend of functionality and elegance, making it the ideal starter home for individuals or small families. The property has been beautifully designed and immaculately maintained, ensuring a warm and welcoming atmosphere from the moment you step inside.

Upon entry, you will find: hallway, handy storage cupboard, separate WC and the stunning kitchen with high gloss fitted units, integral appliances as well as space for all other essentials! Toward the rear elevation is a generous lounge diner, bright and airy courtesy of the dual aspect windows, and enjoying French doors overlooking the garden. Upstairs are two well proportioned double bedrooms and a lovely family bathroom with three piece suite.

With parking available for two vehicles, convenience is key in this residence. Say goodbye to the hassle of searching for parking spaces - you'll have your own designated spots right at your doorstep. Additionally, the property comes with the added benefit of no onward chain, allowing for a smooth and hassle-free purchasing process.

Situated in a convenient location close to the town of Alsager, you'll have easy access to a range of amenities, schools, and transport links, making daily life a breeze. Whether you're looking to relax in the comfort of your new home or explore the vibrant surroundings, this property offers the best of both worlds.

Don't miss out on this fantastic opportunity! Call Stephenson Browne and book a viewing for Emberton Road today!

#### **Hallway**

Having wood laminate style flooring, radiator, ample sockets, ceiling light fitting, door to handy storage cupboard, door to WC, entry to the lounge and open to:

#### **Kitchen**

8'8 x 6'3 (2.64m x 1.91m)

Comprising of a range of high gloss wall, base and drawer units with wood effect working surfaces over and integral appliances including: stainless steel sink with drainer, Zanussi oven, four point gas hob with built in extractor over, as well as having space / plumbing for a washing machine and fridge freezer. With wood laminate style flooring, ample sockets, ceiling light fitting and UPVC double glazed window to front elevation.

#### **Lounge Diner**

49'2"3'3" x 39'4"36'1" (15'1 x 12'11)

Boasting wood laminate style flooring throughout, two ceiling light fittings, radiator, ample sockets, TV point, stairs to the first floor with under stairs recess for storage, UPVC double glazed windows to side and rear elevation, as well as UPVC French doors opening to the garden.

#### **WC**

With a push flush WC, pedestal hand basin with tiled splashback, radiator, wood laminate style flooring and ceiling light fitting.

#### **Landing**

With fitted carpet, ceiling light fitting, ample sockets and doors to first floor rooms, including:





#### **Principal Bedroom**

12'11 x 9'3 (3.94m x 2.82m )

A generous principal bedroom with UPVC double glazed window to front elevation, fitted carpet, radiator, ceiling light fitting and ample sockets.

#### **Bedroom Two**

12'11 x 8'9 (3.94m x 2.67m )

Another well proportioned double bedroom with recess for wardrobes, door to inbuilt storage cupboard, fitted carpet, UPVC double glazed window to rear elevation, radiator, ample sockets and ceiling light fitting.



#### **Bathroom**

6'0 x 6'1 (1.83m x 1.85m)

Consisting of a low level push flush WC, pedestal hand basin with mixer tap and panelled bath with shower over, separate handheld shower and folding glass screen. With partly tiled walls creating splashbacks, wood effect vinyl flooring, ceiling light fitting, radiator and UPVC double glazed obscure glass window to side elevation.

#### **Externally**

To the front you will find a tarmac driveway to suit two cars side by side, having a paved pathway leading up to the front door and gravel borders. A wooden side gate provides access to the garden.



At the rear is a paved pathway to the side elevation, continuing to provide a patio under the French doors. The remaining is laid to lawn, with a fence boundary to all elevations.

#### **Council Tax Band**

The council tax band for this property is B

#### **NB: Tenure**

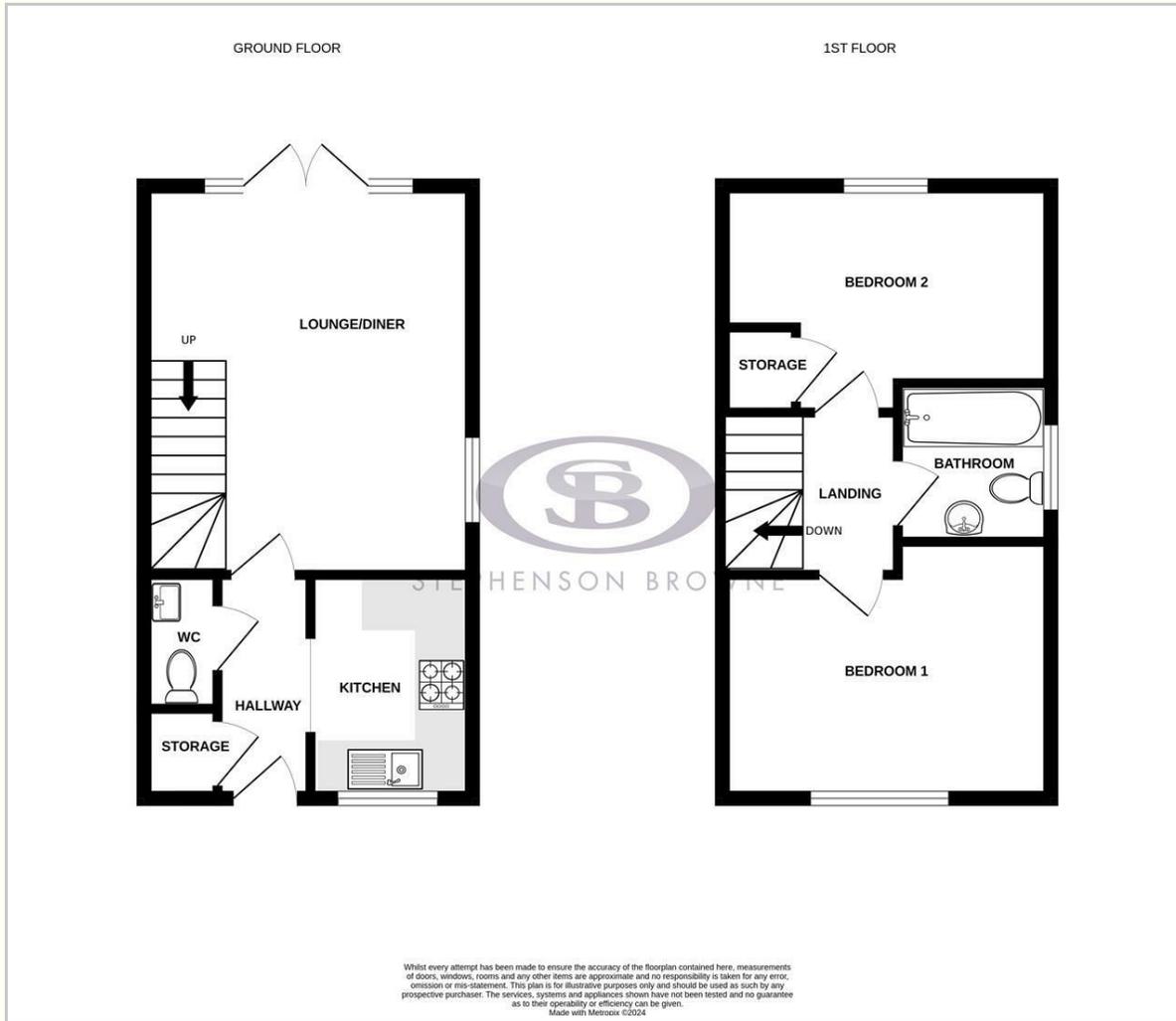
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

#### **NB: Copyright**

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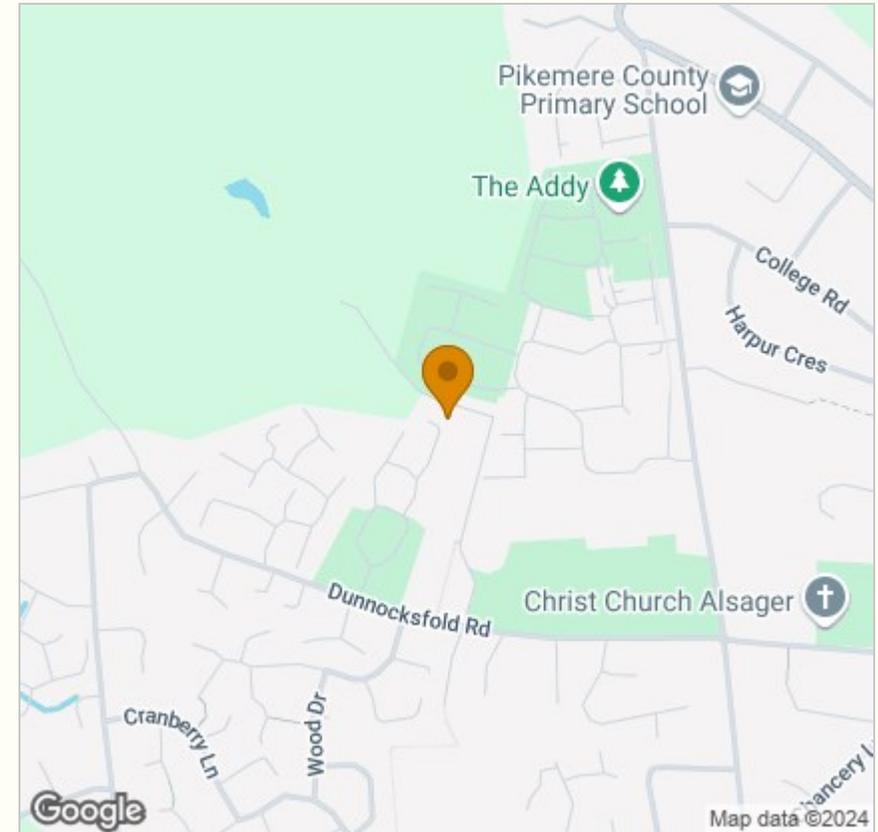
## Floor Plan



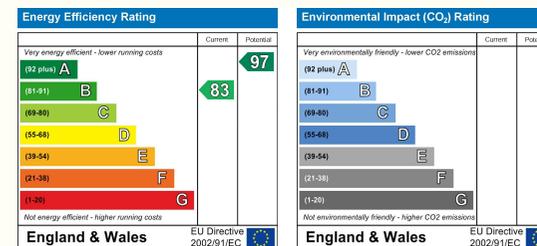
## Viewing

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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13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW

T: 01270 883130 E: alsager@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk