



2 Swettenham Close
ST7 2XG
£180,000



NO ONWARD CHAIN - GARAGE - Stephenson Browne are delighted to bring to market this well presented, TWO DOUBLE BEDROOM END MEWS home on Swettenham Close, sat within a popular residential development just a short distance away from Alsager town centre. This property is well presented throughout and would suit a range of buyers, whether you are taking your first step onto the property ladder, downsizing or looking for an investment!

In brief, the property comprises of: entrance hall, generous lounge benefitting from under the stairs storage and lovely kitchen diner overlooking the garden. The room consists of a range of wall, base and drawer units having an integral sink with drainer, oven, four point gas hob with extractor over as well as space/plumbing for a washing machine. Upstairs you will find two well proportioned double bedrooms, bedroom one having fitted wardrobes and en-suite, and a bathroom.

Externally, the rear garden enjoys great privacy having paved patio and lawned area. There is also a garage in the parking area adjacent to the property and visitor parking.

To appreciate everything Swettenham Close 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. Single panel radiator. Stairs to the first floor. Storage cupboard. Door into:-

Lounge

10'7" x 11'10"

Double panel radiator. Double glazed bay window to the front elevation. Understairs storage cupboard.

Kitchen/Diner

13'10" x 9'7"

Double panel radiator. Double glazed window to the rear elevation. Double glazed door 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 with mixer tap. Integrated oven with gas hob and extractor canopy over. Space and plumbing for a washing machine. Wall mounted gas central heating boiler.

First Floor Landing

Double glazed frosted window to the side elevation. Doors to all rooms. Storage cupboard housing the hot water cylinder. Loft access point.

Principal Bedroom

10'8" x 12'0"

Double glazed window to the front elevation. Single panel radiator. Built-in wardrobe with hanging rail and shelving. Door into:-

En-Suite

2'10" x 6'9"

Single panel radiator. Two piece suite comprising a vanity wash hand basin with mixer tap and storage cupboard below and a shower unit with electric shower over.

Bedroom Two

9'7" x 7'2"

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

Family Bathroom

5'7" x 6'5"

Double glazed frosted window to the rear elevation. Three piece suite comprising a low level WC with push button flush, pedestal wash hand basin with mixer tap and a panelled bath with mixer tap.



Externally

The property is approached by a paved pathway following the edge of a communal green area to the front. A parking space and garage are located in the parking area adjoining the property where there is an access gate to the rear. The rear garden is mainly laid to lawn with a paved patio area providing ample space for garden furniture. Fenced boundaries.

Garage

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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and 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	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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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