Whittaker & Biggs
Est. 1930
Rostons Group

40 John Cliff Way, Alsager, Stoke-On-Trent, ST7 2ZU

£210,000

- Modern Two-Bedroom Semi-Detached Bungalow
- Spacious Lounge
- Benefitting From Two Allocated Parking Spaces
- Open Countryside And Local Walks Close By
- Cul-De-Sac Position With Outlook To Open Fields
- Modern Fitted Kitchen
- Private Enclosed Garden
- Constructed By Stewart Milne Homes
- Two Well Proportioned Double Bedrooms
- 10 Year NHBC Guarantee Remaining From 2020

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40 John Cliff Way, Stoke-On-Trent ST7 2ZU

This modern two-bedroom semi-detached bungalow presents a rare opportunity to acquire a well maintained home within a quiet cul-de-sac position, enjoying an open outlook with open fields close by. Constructed by Stewart Milne Homes to their popular 'Greendale' design, the property offers well planned accommodation throughout and will appeal to a variety of purchasers including downsizers, first-time buyers or those looking for convenient single-storey living.

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Council Tax Band: B

The accommodation is accessed via an entrance hall with useful storage cupboard and doors leading to all rooms. The spacious lounge enjoys a pleasant front aspect, whilst the modern fitted kitchen offers a range of wall, base and drawer units incorporating integrated oven, gas hob with extractor over, dishwasher and fridge freezer, together with space for a washing machine.

There are two well proportioned double bedrooms positioned to the rear of the property, with the principal bedroom benefitting from fitted wardrobes & recently installed French doors which is an additional upgrade. Completing the accommodation is a contemporary bathroom suite comprising a panelled bath with shower over, pedestal wash hand basin and low level WC.

Externally, the property benefits from two allocated parking spaces to the front, together with lawned gardens extending to the front and side. To the rear is a private enclosed garden, mainly laid to lawn with a paved patio seating area, providing an ideal space for outdoor seating and entertaining.

Offering all the benefits of a modern built bungalow with 10 year NHBC guarantee remaining from 2020.

Situated in a pleasant position on this popular residential development, with open countryside and local walks close by, properties of this nature are rarely available and early viewing is highly recommended to appreciate the location, accommodation and overall lifestyle on offer.

Entrance Hall

Having a composite front entrance door with double glazed frosted insets, single panel radiator, useful storage cupboard and doors providing access to all rooms.

Lounge

10'1" x 14'10"

A spacious reception room having a UPVC double glazed window to the front elevation and double panel radiator.

Kitchen

8'8" x 10'2"

Fitted with a range of wall, base and drawer units having work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Integrated oven with gas hob and extractor canopy over, integrated dishwasher and fridge freezer, with space for a washing machine. Single panel radiator and UPVC double glazed window to the front elevation.

Bedroom One

8'4" x 11'6"

A double bedroom having fitted wardrobes providing hanging rail and shelving, single panel radiator and UPVC double glazed French doors to the rear elevation.

Bedroom Two

7'7" x 10'5"

A further double bedroom having single panel radiator and UPVC double glazed window to the rear elevation.

Bathroom

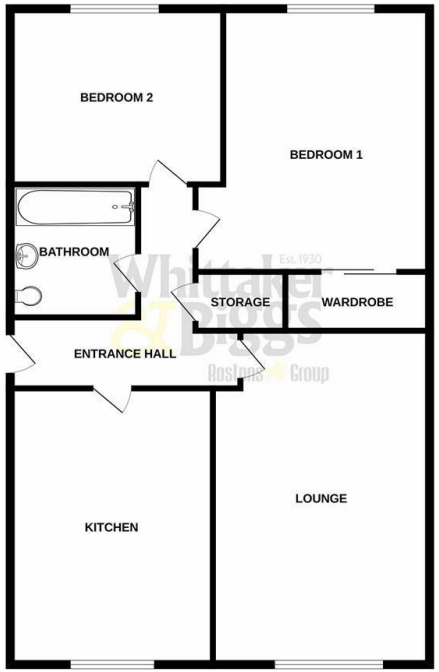
5'7" x 6'9"

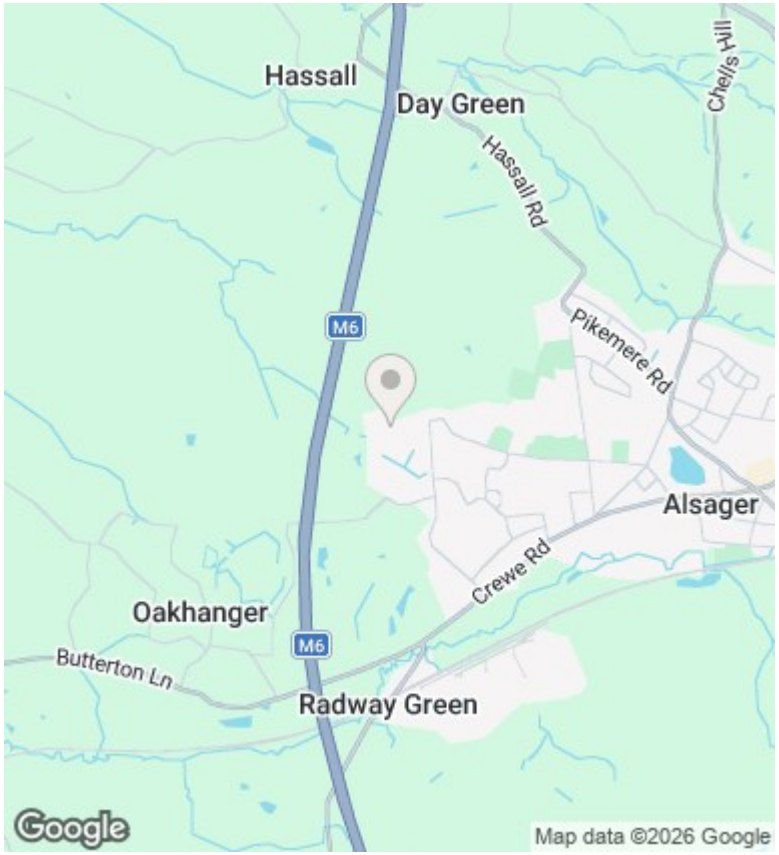
Fitted with a modern three-piece suite comprising a low level WC, pedestal wash hand basin with mixer tap and panelled bath with shower attachment over. Single panel radiator and UPVC double glazed obscured window to the side elevation.

Externally

To the front of the property are two allocated parking spaces together with lawned gardens extending to the front and side elevations. A secure gated access leads through to the rear garden, which is privately enclosed, mainly laid to lawn and complemented by a paved patio seating area, ideal for outdoor entertaining.

GROUND FLOOR





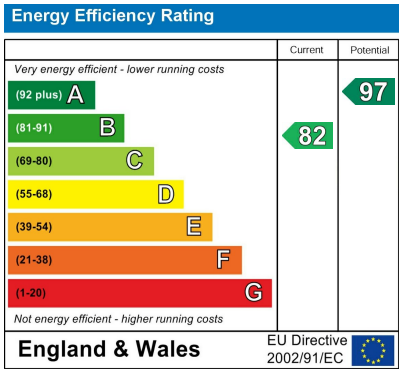
Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

B



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