



Linley Road,  
Alsager



**OneAgency**

01782 970222

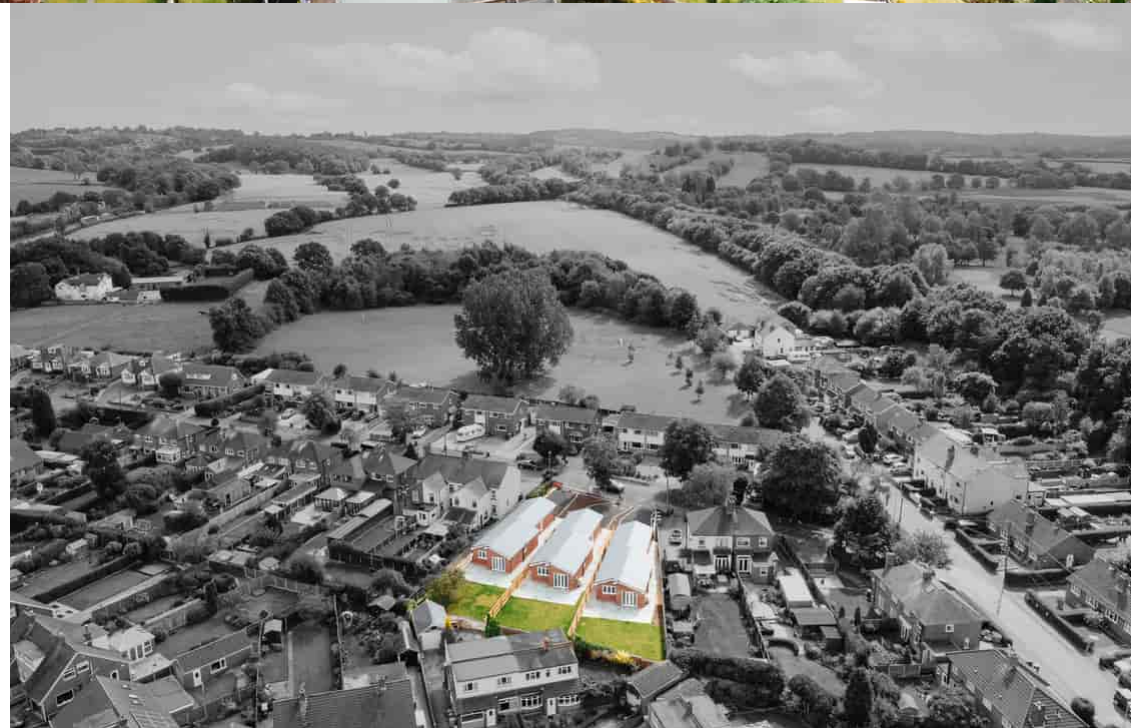
[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)



# £350,000

**\*\*\*OPEN DAY EVERY SUNDAY 10am - 2pm\*\*\* (For an alternative appointment call our office)**

**A luxury development of three detached bungalows benefitting from en-suite to master bedroom, off road parking and under floor heating throughout! Located in the sought after location of Alsager within minutes to the Town Centre. An ideal property for someone looking for something ready with no work needed at all! Great access to commuter links such as A500, A50 & M6. Viewing is highly advised !**





## Ground Floor

### Hall

A composite side door, alarm panel, under floor heating and LVT chevron flooring.

### Living Room

5.23m x 4.53m (17' 2" x 14' 10") A double glazed arch window to the front, aerial socket, under floor heating and LVT chevron flooring.

### Kitchen

3.83m x 2.00m (12' 7" x 6' 7") A new fitted kitchen with a range of wall and base units with worktops, stainless steel sink basin with chrome mixer tap, integral fridge/freezer, dishwasher, double glazed window, under floor heating and LVT chevron flooring.

### Utility

2.01m x 1.78m (6' 7" x 5' 10") Plumbing for a washing machine, door to side, under floor heating and LVT chevron flooring.

### Bedroom One

3.78m x 2.97m (12' 5" x 9' 9") French doors to the rear garden, under floor heating and LVT chevron flooring.

## En Suite

2.29m x 1.71m (7' 6" x 5' 7") A walk in shower unit with glass screen, floating vanity hand wash basin, low level W/C, light mirror, double glazed window, chrome towel radiator and tiled flooring and walls.

## Bedroom Two

4.99m x 2.84m (16' 4" x 9' 4") A double glazed window, under floor heating and LVT chevron flooring.

## Bedroom Three

3.10m x 2.46m (10' 2" x 8' 1") A double glazed window, under floor heating and LVT chevron flooring.

## Bathroom

2.01m x 1.98m (6' 7" x 6' 6") A suite with bath and overhead shower unit, floating vanity hand wash basin, low level W/C, light mirror, double glazed window and under floor tiled heating and tiled walls.

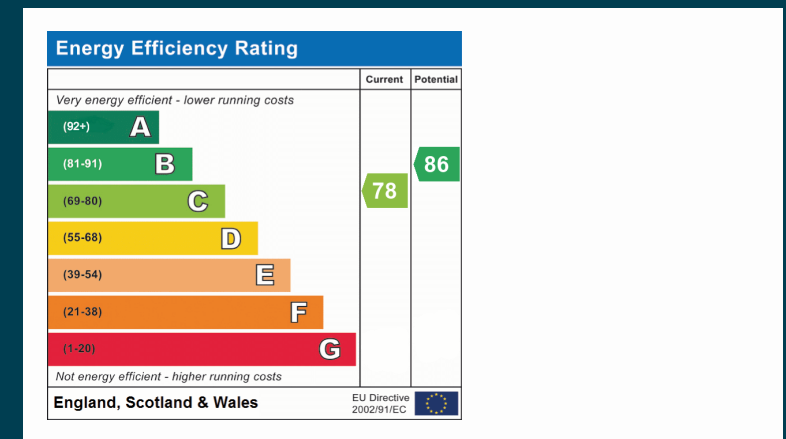
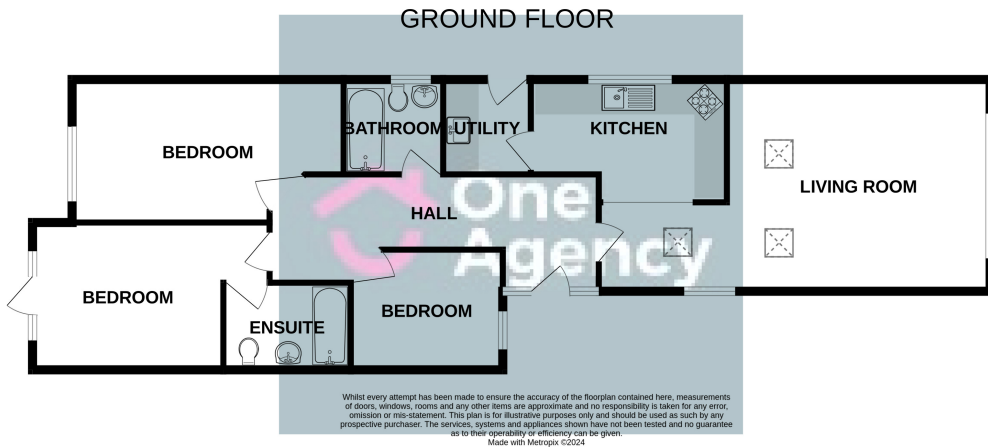
## External

Front - A tarmac driveway providing off road parking.

Rear - An indian stone patio area, lawned garden with fenced borders.

## AGENTS NOTES

Council Tax Cheshire East.



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.