

# chrishamriding

## lettings & estate agents



**37 Ivy Lane, Alsager, ST7 2RG**

**Offers In The Region Of £229,950**

Take a moment to view our guided tour of this semi-detached bungalow offering plenty of potential & offered for sale with no onward chain!

This two semi-detached Dormer bungalow situated within walking distance of Alsager town centre, Excalibur School, Alsager Golf & Country Club as well as Alsager Station! The property benefits from gas central heating and double glazing throughout.

Internally the property benefits from many notable features, some of which include:- a spacious entrance hall, providing access to all rooms and an invaluable loft space via stairs. There is a country-style fitted kitchen complete with a range of deep storage and an integrated oven & microwave. The lounge is located at the front of the home with a feature Adam style fireplace. There are two double bedrooms downstairs with the main room having built-in wardrobes and bedroom two is a versatile space with handy access out onto the rear garden. Completing the ground floor is a refitted shower room with large shower, filled tiled walls and white sanitary ware.

The loft room provides invaluable storage and could make a superior first floor double bedroom (subject to building regulations)!

Externally, the property has been well kept benefiting from a large tarmac driveway and turning area, which leads to a brick-built detached double garage with electric roller door. The rear gardens are predominantly

## Accommodation

Entrance Hall 9'7" did 7'1" (2.93 did 2.18)

Kitchen 11'4" x 10'7" (3.47 x 3.25)

Lounge 15'3" x 11'5" (4.67 x 3.50)

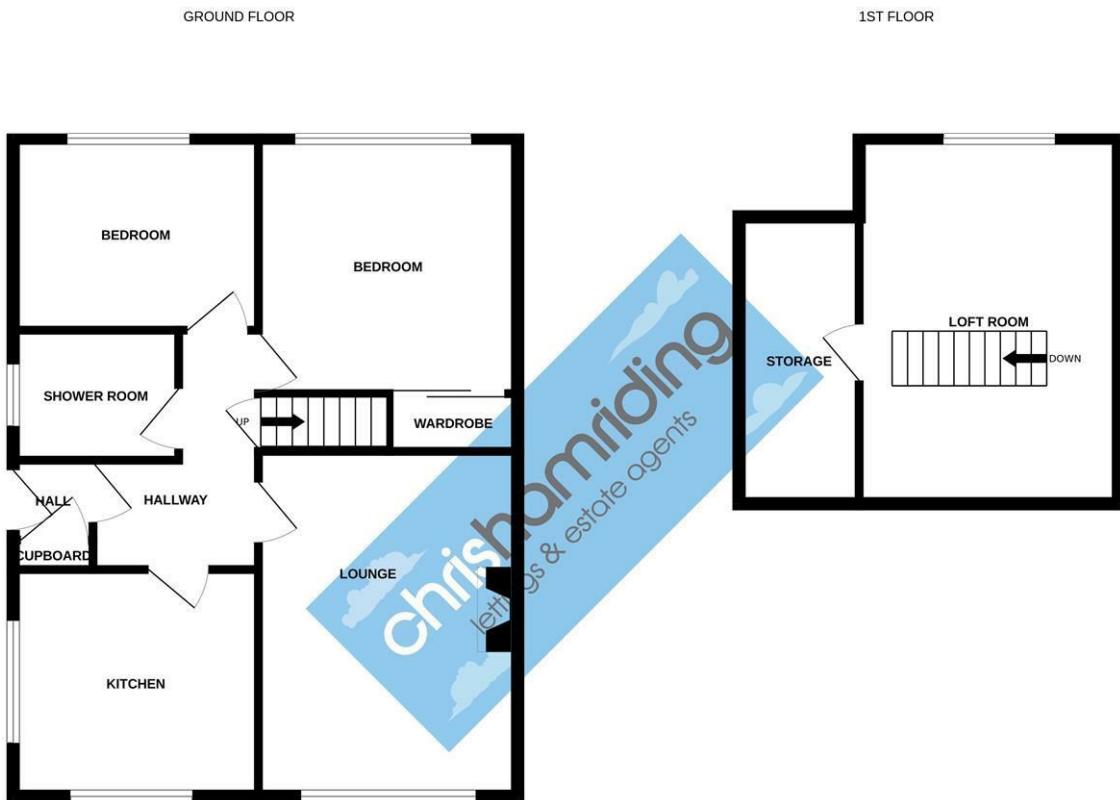
Bedroom One 11'5" x 11'5" (3.48 x 3.48)

Bedroom Two 10'10" x 8'3" (3.32 x 2.52)

Shower Room 7'6" x 5'5" (2.29 x 1.67)

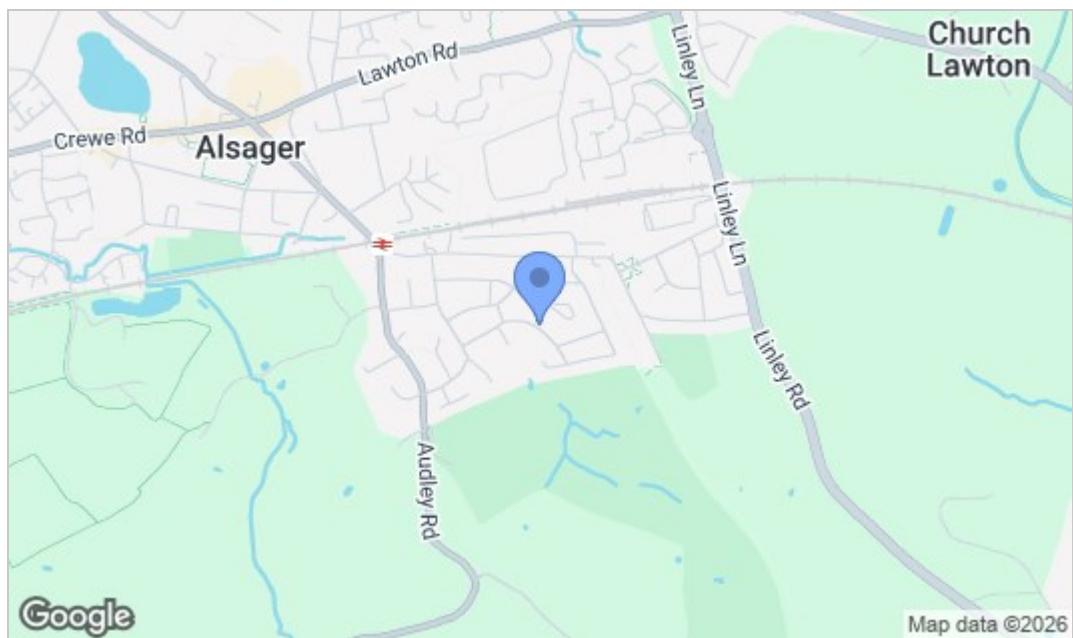
Loft Room 20'9" x 11'6" (6.35 x 3.51)

## Floor Plan

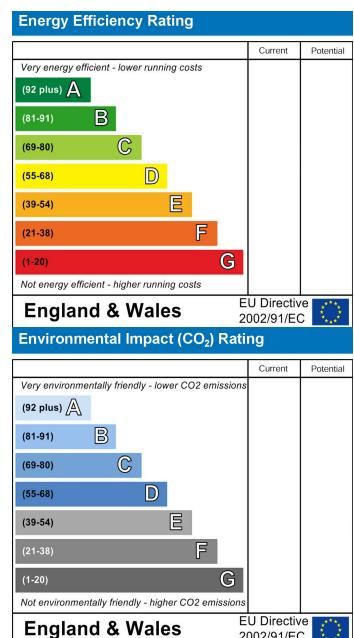


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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