



34 Gowy Close

Alsager, Stoke-On-Trent, ST7 2HX

£189,950



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Summary

Step into this immaculate, three bedroom semi-detached home nestled in the desirable location of Gowy Close, Alsager. With brand new carpets and re-decoration, this property offers you a refreshingly modern ambience. With No Onward Chain, this property is ideal for first time buyers or Investors with a potential gross yield in excess of 6%!

As you enter, you are greeted by a thoughtfully designed lounge through dining room, creating a versatile space for relaxation and entertainment. The contemporary kitchen ideal for everyday living.

With three well-proportioned bedrooms, each providing a comfortable retreat, and a stylish, modern bathroom on the first floor, this home offers ample space for a growing family or first time buyers looking to establish their roots.

Venturing outside, you'll be delighted to discover ample driveway parking leading to a detached garage, ensuring you never have to worry about finding a place for your beloved vehicle. The front and rear gardens have been designed for easy maintenance, allowing you to embrace your outdoor space without the hassle.

Alsager

Alsager Village boasts a wealth of amenities. Immerse yourself in the vibrant community, attend exciting events, festivals, and local gatherings. You'll never run out of options to dine out or socialize, as Alsager is brimming with a variety of cafes, restaurants, bars, and independent traders.

You will also find doctors, vets, dentists, churches, libraries and numerous clubs. For the Sports enthusiast, there is a leisure center and sports clubs including a notable golf club. For the more adventurous, Audley's climbing centre is perfect for thrill-seekers.

Families are drawn to Alsager for its outstanding local schools, ensuring exceptional education for children of all ages. With six reputable primary schools, including Highfields, Cranberry, Excalibur, St Gabriel's, Church Lawton Primary School, and Pikemere, your little ones' learning journey will flourish. As they continue their education, they will progress to the outstanding Alsager High School, accompanied by an attached Sixth Form College, praised by Ofsted.

Commuters will benefit from exceptional transportation links. Within a short five-minute drive, you'll reach the A500 and M6 motorway,

enabling easy access to nearby destinations such as Chester, Warrington, and Macclesfield, all just a pleasant 40-minute drive away. The Alsager railway station links you directly to the mainline railway at Stoke-on-Trent and Crewe, ensuring hassle-free travel to major cities including Birmingham, Manchester, and Liverpool, all within 30 minutes reach and of course London within 90 minutes.

Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

Ground Floor

Entrance Hallway

4'2" x 5'5" (1.29 x 1.66)

Step into the inviting entrance hallway, with fresh carpets and neutral décor, creating a welcoming ambience from the moment you arrive.

Living Room

12'11" x 12'9" (3.96 x 3.90)

Open plan living room, with a splendid double glazed bow window that floods the space with natural light. With newly fitted carpets and neutral decoration, electric log burner and fireplace.

Dining Area

8'8" x 10'6" (2.65 x 3.22)

The dining area boasts freshly fitted carpets and neutral decoration. As natural light spills through the elegant patio doors, a seamless connection to the rear garden brings the outdoors in, promising endless possibilities for entertaining family and friends.

Kitchen

6'10" x 10'1" (2.10 x 3.09)

Featuring an array of contemporary wall, base and drawer units. Its spacious layout encompasses a modern stainless steel sink overlooking the charming rear garden, perfectly blending functionality and style. The kitchen also offers an integrated oven with an ceramic hob, accompanied by a sleek splashback and an extractor canopy positioned above. Space for undercounter fridge, freezer and washing machine. An abundance of natural light floods through the charm of the double glazed window and the UPVC door leading to the side elevation. The energy-efficient combi boiler ensures a warm and cosy ambience throughout the property.

Tel: 07778 908724

Under Stair Storage

2'9" x 6'9" (0.86 x 2.08)

Ample storage which can be used as larger cupboard.

First Floor

Landing

8'8" x 5'10" (2.65 x 1.80)

Neutrally decorated and with new carpets fitted, leading to the bedrooms and family bathroom.

Bedroom One

10'0" x 12'6" (3.07 x 3.83)

Spacious bedroom overlooking the front elevation. With its newly fitted carpets and neutral decor, this delightful space effortlessly creates a tranquil ambience to unwind in.

Bedroom Two

10'11" x 8'2" (3.33 x 2.50)

Double bedroom overlooking the rear elevation, fitted carpets and neutrally decorated.

Bedroom Three

8'11" x 5'9" (2.72 x 1.76)

Single bedroom, ideal for young family member or home office, overlooking the front elevation, neutrally decorated and complete with integrated wardrobe utilising the bulkhead.

Family Bathroom

5'5" x 7'5" (1.66 x 2.28)

Family bathroom that has been meticulously designed to meet your every need with fully tiled walls and vinyl flooring featuring a three-piece suite comprising of a low-level toilet, an oval hand basin, and a sumptuous bath complete with a shower over, promising ultimate relaxation.

Externally

Driveway Parking & Front Garden

Driveway parking for several vehicles leading to the garage and an easy to maintain front lawn.

Garage

9'2" x 16'3" (2.81 x 4.96)

Excellent storage solution.

Rear Garden

Low maintenance with various shrubs & trees. Patio area and side access into the garage.

Tenure

Freehold, to be confirmed by the Vendor's solicitor.

Energy Performance Certificate

Current Rating C.

Possession

Vacant possession upon completion.

Viewing

Viewings are by appointment only and can be arranged by calling New Adventure Homes.

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Road Map



Hybrid Map



Terrain Map



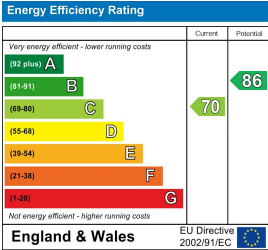
Floor Plan



Viewing

Please contact our New Adventure Homes Lettings Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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