



STEPHENSON BROWNE

## Alsagers Bank, Stoke-on-Trent

ST7 8BP



£175,000

## Description

A spacious and characterful three-bedroom end-of-terrace property, ideally located in the popular village of Alsager's Bank. Boasting high ceilings throughout and a well-designed layout, this home offers generous living accommodation, ideal for a range of buyers.

The property is entered via a long and welcoming entrance hallway, setting the tone for the space available within. To the front, two reception rooms have been opened through to create a bright and versatile living and dining area, centered around a feature coal fireplace, perfect for both relaxing and entertaining.

To the rear, there is a good-sized kitchen with access to a useful downstairs storage cupboard, ideal for use as a pantry. A convenient ground floor W.C. is located at the end of the kitchen, along with direct access to the rear garden.

To the first floor, the property offers three well-proportioned bedrooms, all of which can accommodate a double bed. The principal bedroom is positioned at the front and benefits from generous proportions. A family bathroom serves all bedrooms, and an airing cupboard situated over the stairs completes the accommodation.

Externally, to the rear, the property features a low-maintenance garden with a patio area and a small lawned section, providing a pleasant outdoor space to enjoy.

Alsager's Bank is a well-regarded semi-rural village offering a strong sense of community, local shops, pubs, and everyday amenities, as well as access to nearby countryside walks. The property is also conveniently positioned for commuting, with excellent transport links to Newcastle-under-Lyme, Stoke-on-Trent, and major road networks including the A34 and M6. With access to well-regarded local schools, it is an ideal location for families and professionals alike.

Tenure: Freehold

Council Tax Band: A

Local Authority: Newcastle-under-Lyme Borough Council



# Room Descriptions

## Ground Floor

### Entrance Hallway

### Living Room

24'5" x 11'5"

### Kitchen

7'11" x 21'1"

### Understairs Storage/Pantry

3'0" x 7'7"

### Downstairs W.C.

3'11" x 3'8"

## First Floor

### Bedroom One

10'9" 15'1"

### Bedroom Two

13'4" x 8'11"

### Bedroom Three

10'1" x 8'0"

### Bathroom

4'10" x 6'5"

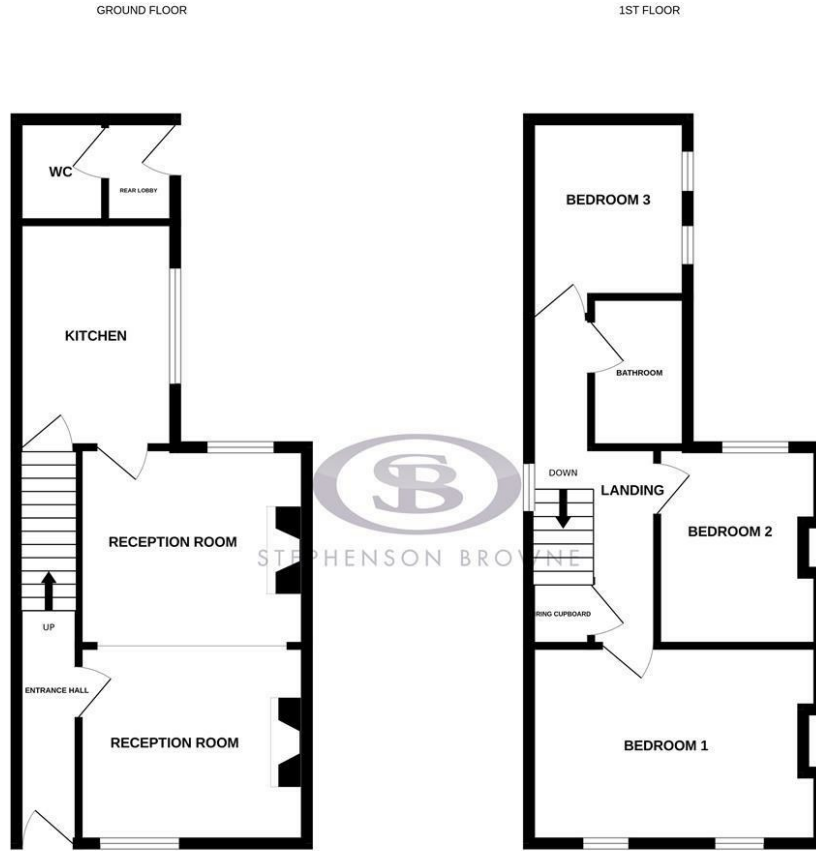
### Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.





# Floorplans



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 misstatement. 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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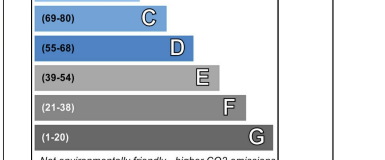
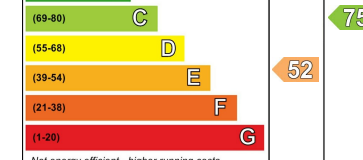
# Area Map



# EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



## Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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