



STEPHENSON BROWNE

## Ivy Lane, Alsager

ST7 2RQ



£250,000

## Description

A perfect example of a three bedroomed semi detached dormer bungalow, occupying a prime position within Alsager.

The home has been immaculately kept and much-loved, benefitting from well proportioned living space with well proportioned bedroom space on both floors.

The entrance hallway gives access to all ground floor rooms, including a homely breakfast kitchen, a spacious lounge dining area benefitting from a bright position enjoying views onto the rear garden, a generous sized main bedroom and accessible and modern shower room.

To the first floor are two spacious and well proportioned bedrooms, with the main bedroom enjoying views onto the rear garden,

Ample off-road parking is provided by a driveway with space for multiple vehicles, with the addition of a detached garage, whilst the gorgeous rear garden offers an excellent degree of privacy and features patio and lawned areas with mature border shrubs, perfect for enjoying some summer sunshine.

Situated on Ivy Lane in Alsager, the property is close to several local amenities including the wide range of shopping and food outlets in the town itself, with close access to Alsager train station and commuting links such as the M6, and A500 also within easy reach, as well as several regular bus routes.

Please contact Stephenson Browne to arrange your viewing.



# Room Descriptions

## Entrance Porch

Entrance porch with storage cupboard, glass panelled oak door leading into,

## Hallway

Doors accessing all ground floor rooms, stairs leading to first floor.

## Kitchen

10'11" x 9'11"

Fitted kitchen with a range of wall, base and drawer units with complementary work surfaces over, integrated appliances comprising electric oven and hob with extractor fan over, under counter fridge, and under counter space for appliances, inset stainless steel sink with draining board. Wall mounted electric fire, ceiling light point, double glazed window to front and side elevation.

## Lounge Diner

22'9" x 15'3"

L shaped lounge and dining area, double glazed window and patio doors to rear elevation giving access onto the rear garden. Wall mounted radiator, ceiling light point, living flame effect gas fire.

## Shower Room

7'3" x 5'6"

Walk in wet room with wall mounted electric shower, wall mounted foldable shower chair, and wash basin. Tiled floor, partially tiled walls, double glazed obscured window to side elevation, heated chrome towel radiator, underfloor heating.

## Primary Bedroom

13'10" x 11'4"

Double glazed window to front elevation, wall mounted radiator, ceiling light point. Fitted wardrobes, drawers and vanity unit.

## Landing

First floor landing giving access to both first floor bedrooms.



### Bedroom Two

13'1" x 10'5"

Double glazed window to rear elevation, wall mounted radiator, ceiling light point.

### Bedroom Three

11'5" x 7'3"

Double glazed window to rear elevation, wall mounted radiator, ceiling light point.

### Garage

Concrete built detached garage, with up and over door, power and lighting.

### Externally

Externally to the front the gardens are well established with lawned and shrubbed borders, to the side of the home is ample off road parking provided by a driveway which also accesses the garage. There is a side gate giving access to the rear garden which offers an enjoyable degree of privacy and is lawned with an array of plants and shrubs in the borders.

### Freehold Tenure

We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### Alsager 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.

### Council Tax Band

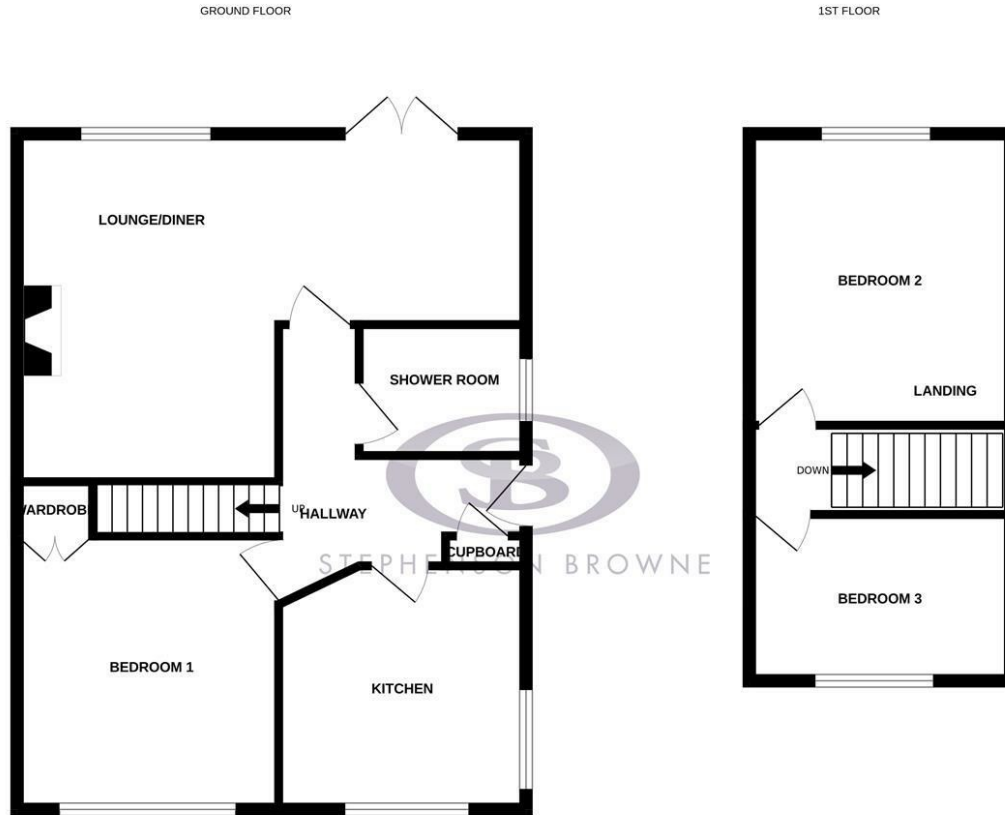
The council tax band for this property is C.

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# 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 mis-statement. 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<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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