



STEPHENSON BROWNE

Sandbach Road North, Alsager

ST7 2AP



£310,000

DESCRIPTION

A UNIQUE, BESPOKE HOME IN A PRIME CENTRAL LOCATION WITH BALCONY ENJOYING AN OPEN ASPECT! - A superb, two double bedroom apartment conveniently positioned close to the centre of the vibrant Cheshire town of Alsager along with it's variety of shops, cafes, restaurants and day-to-day facilities. Alsager benefits from fantastic road links to the A500 & M6 motorway, as well as just a short distance to the railway station.

The property has been completely refurbished throughout with new electrics, gas central heating, shower room, designed kitchen, media wall in the sitting room, fitted wardrobes to the principal bedroom, new engineered oak internal doors, flooring and brushed steel sockets and switches. A viewing is highly advised to appreciate the size and specification of this beautiful home.

Apartments of this calibre, within this locality, rarely come to market, and are usually in high demand. We are sure that this particular apartment will be no exception!

Accompanying the home are a number of features to note, including: a spacious sitting room with a private balcony enjoying a lovely private aspect over the communal gardens and adjacent Tennis & Cricket Clubs, a formal dining room, fitted kitchen with Quartz surfaces and a range of integrated appliances, two well proportioned double bedrooms, along with a generous fitted shower room.

Externally, there are communal gardens which can be enjoyed all-year round, residents parking plus garaging!

To fully appreciate the apartments position, specification, proximity to the centre, true size and many attributes, early viewing is highly recommended.





ROOM DESCRIPTIONS

Entrance

There is a communal entrance door which opens onto a communal entrance hall, the apartment can be located up the stairs on the first floor.

Entrance Hall

Ethernet point. Double panel radiator. Useful storage cupboard.

Utility Room

4'5" x 4'4"

Space for a washing machine and tumble dryer with work surfaces over. Wall mounted storage cupboard and Baxi gas central heating boiler. Double glazed window. Inset spotlighting.

Dining Room

12'10" x 10'3"

Double glazed partially obscured window. Modern vertical radiator. TV aerial point.

Breakfast Kitchen

12'7" x 8'0"

Range of wall, base and drawer units with quartz work surfaces, splashback and sill. Stainless steel 1.5 bowl sink unit with drainer and mixer tap. (Quooker tap available by separate negotiation). Integrated appliances including; oven/grill, oven, microwave, ceramic hob with extractor over, dishwasher. Inset spotlighting and undercounter lighting. Pantry storage cupboard. Space for a freestanding fridge freezer. Modern vertical radiator. Double glazed window.

Sitting Room

17'11" x 13'2"

Double glazed window. Double glazed window and door opening onto the balcony. Double panel radiator. Media wall having storage cupboard with sockets and lighting, fitted under TV storage cupboard to match and TV aerial point, sockets and ethernet point for the TV.

Balcony

Railings, laid to artificial lawn enjoying a peaceful and private aspect over the communal gardens and views over the tennis courts and cricket pitch.

Inner Hall

Doors into the bedrooms and shower room. Single panel radiator. Loft access point. Inset spotlighting.

Bedroom One

14'9" (12'10" to robes) x 12'8"

Double panel radiator. Double glazed window. Fitted bedroom furniture including wardrobes with hanging rails and shelving, dressing table with illuminated mirror and bedside tables with recessed headboard with lighting and USB sockets.



Bedroom Two

13'3" x 9'11"

Double panel radiator. Double glazed window. TV aerial point.

Shower Room

6'6" x 8'7"

Floss walls and ceiling finished in 'Shower Wall' for maintenance free use having inset spotlighting. Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with Quartz surface and storage over and below, and a double shower unit with rainfall shower over, seat and storage shelf. Double glazed obscured window. Heated towel rail. Spacious storage cupboard. Illuminated mirror. Electric toothbrush charger.

Externally

The property has grounds that are constantly maintained forming part of the service charge to the building, there is a garage included within the sale and residents parking too.

Garage

18'3" x 8'6"

Up and over door to the front.

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

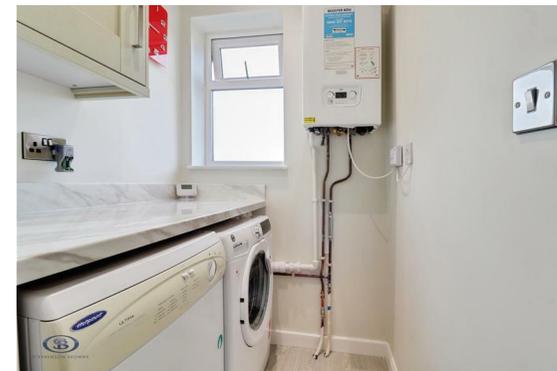
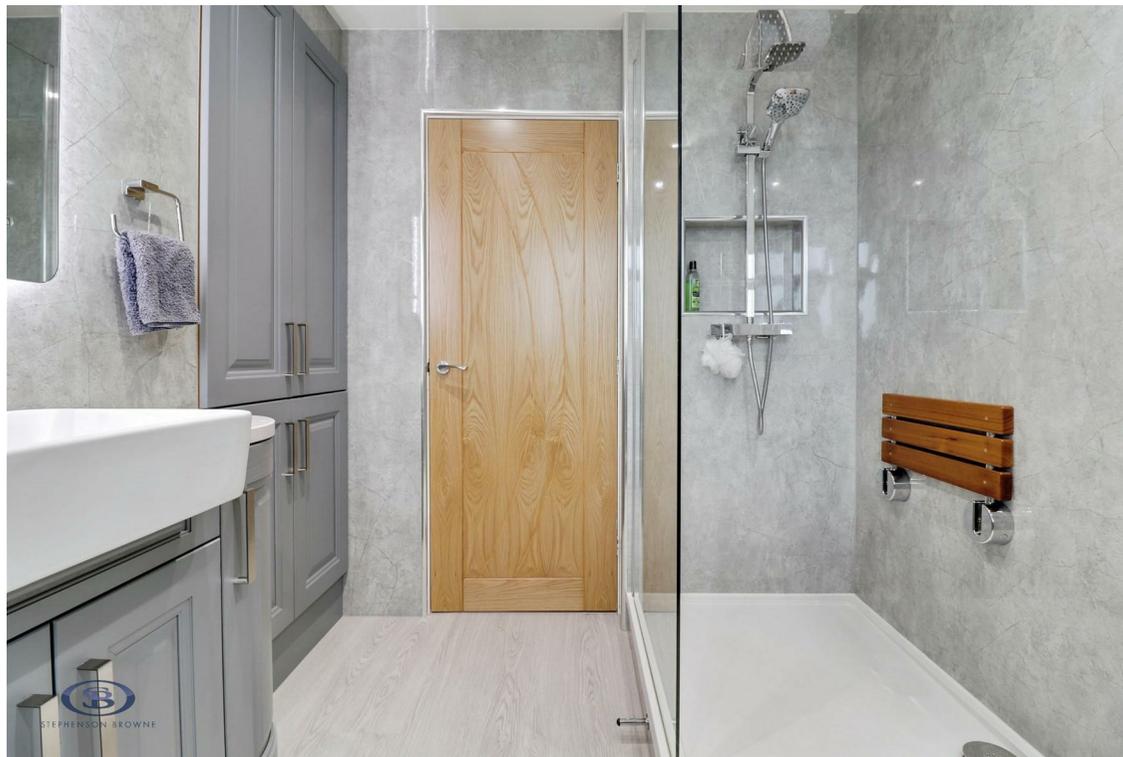
The council tax band for this property is D.

NB: Tenure

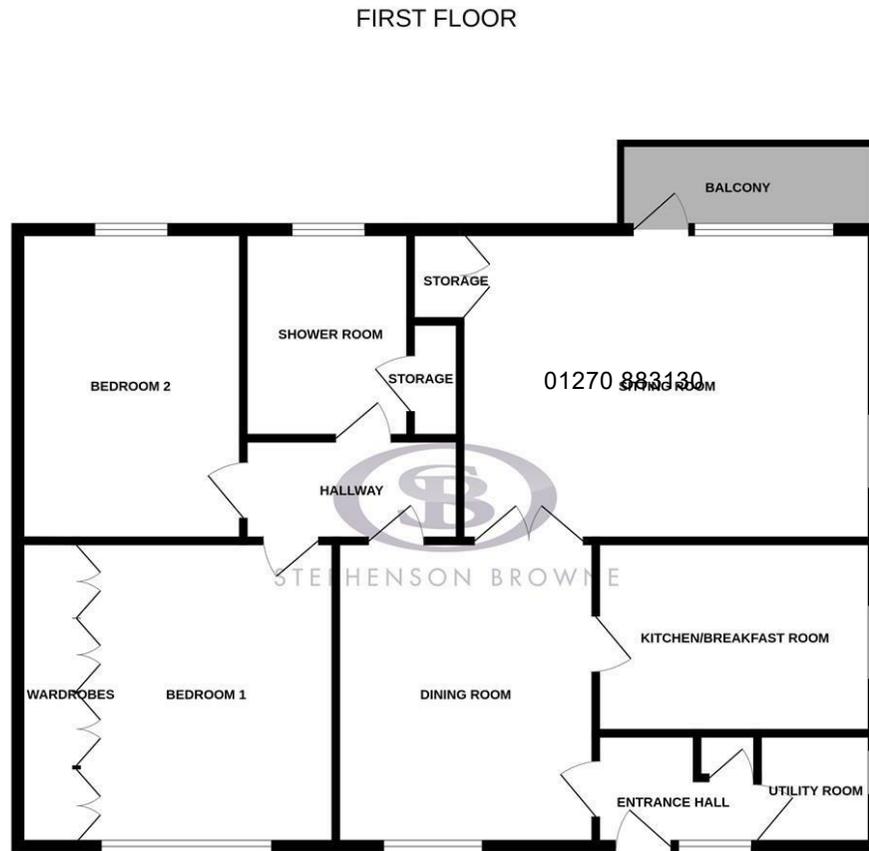
We have been advised that the property tenure is LEASEHOLD but comes with a SHARE OF THE FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	77 → 81	England & Wales
			EU Directive 2002/91/EC

Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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