



STEPHENSON BROWNE

Crewe Road, Alsager

ST7 2JE



**Offers In Excess Of
£235,000**

Description

A stunning two bedroom semi-detached house with a double-width driveway, private rear garden and a very useful loft room, which could become a spacious third bedroom subject to planning permission and building regulations!

A beautifully presented home which would make an ideal first time buy, which has been renovated throughout to an exceptional standard and a real credit to the current owners.

An entrance hallway leads to a spacious dining room, with a further lounge and a gorgeous kitchen, alongside the family bathroom which completes the ground floor. To the first floor are two double bedrooms, with a staircase accessing the very useful loft room, which could become a third bedroom if converted with planning permission and building regulations. There is also a cellar which is an excellent storage space.

Off-road parking for two vehicles is provided via a gravelled driveway to the front of the property, whilst the delightful rear garden features patio, lawned and decked areas - fully enclosed and offering an excellent degree of privacy, this garden is ideal for families with children and/or pets who wish to enjoy the best of the summer sun!

Situated on Crewe Road, the property is perfectly placed for the wealth of amenities within Alsager, whilst commuting routes such as the M6, A500 and A34 are all within easy reach. Schools such as Alsager School and Cranberry Academy are nearby, as well as leisure facilities such as Alsager Leisure Centre and Alsager Sports Hub.

A fantastic opportunity which is not to be missed! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Entrance Hall

Composite front door, downlights, storage cupboard, Kardean herringbone flooring.

Dining Room

12'0" x 11'10"

UPVC double glazed window, Kardean herringbone flooring, ceiling light point, radiator, open fireplace, access to the cellar.

Lounge

11'11" x 11'11"

Kardean herringbone flooring, two UPVC double glazed windows, ceiling light point, radiator, feature fireplace.

Kitchen

11'2" x 7'0"

Kardean herringbone flooring, UPVC double glazed window, downlights, tall radiator, one and a half bowl porcelain sink with drainer, tiled splashback, integrated hobs and double oven, space and plumbing for appliances.

Bathroom

7'5" x 6'10"

Tiled flooring, tiled walls, UPVC double glazed window, downlights, towel radiator, W/C, wash basin with vanity unit, bath with overhead shower.

Landing

Fitted carpet, ceiling light point.

Bedroom One

12'0" x 11'11"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, feature fireplace, picture rail, panelled wall.

Bedroom Two

12'0" x 11'11"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, feature fireplace, door accessing stairs to loft room.



Loft Room

12'9" x 12'9"

A useful loft room which could be fully converted to a third bedroom, subject to planning permission and building regulations.

Outside

To the front of the property is a double-width gravelled driveway, whilst the rear garden features patio, decked and lawned areas, offering an excellent degree of privacy.

Council Tax Band

The council tax band for this property is A.

NB: 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.

NB: Copyright

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Alsager AML Disclosure

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Floorplans



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

Area Map



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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