



STEPHENSON BROWNE

Birch Avenue, Alsager

ST7 2QT



£230,000

Description

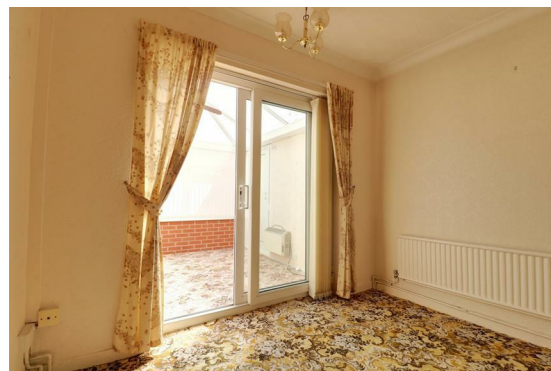
A two bedroom detached bungalow with a Garage and Conservatory, packed full of potential and offered for sale with no onward chain!

An excellent opportunity to purchase a detached bungalow in a popular location, which requires modernisation throughout but offers fantastic scope and potential.

An entrance hall leads to the lounge and kitchen, with an inner hall accessing both bedrooms and the shower room. There is also a Conservatory to the rear, accessed via patio doors from Bedroom Two. Off-road parking is provided via a paved driveway to the front and a single garage, whilst the rear garden is low-maintenance with paved areas and gravelled borders.

Situated on Birch Avenue in Alsager, the bungalow benefits from easy access to Alsager Train Station, as well as the wealth of amenities within Alsager itself. Commuting links such as the M6, A500 and A34 are only a short distance away, whilst several schools including Excalibur Primary School are also nearby.

A well-proportioned bungalow offered for sale with no onward chain - please contact Stephenson Browne to arrange your viewing!



Room Descriptions

Entrance Hall

UPVC double glazed front door, fitted carpet, ceiling light point.

Kitchen

11'6" x 10'2"

Maximum measurements - Vinyl flooring, two UPVC double glazed windows and rear door, ceiling strip light, radiator, one and half bowl sink with drainer, tiled splashback, wall and base units.

Lounge

17'0" x 10'7"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Inner Hall

Fitted carpet, ceiling light point, loft access, storage cupboard.

Bedroom One

11'4" x 9'10"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

Bedroom Two

9'5" x 8'7"

Maximum measurements - Fitted carpet, UPVC double glazed patio doors leading to the Conservatory, ceiling light point, radiator.

Conservatory

9'1" x 9'1"

Fitted carpet, UPVC double glazed window and doors leading to the garage and rear garden, ceiling light point, electric heater.

Bathroom

6'5" x 5'6"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, part tiled walls, W/C, pedestal wash basin, walk-in shower.



Outside

To the front of the property is a paved driveway with a slate frontage, whilst the rear garden is low-maintenance and is mostly paved with a gravel border.

Garage

A single garage.

Council Tax Band

The council tax band for this property is C.

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.

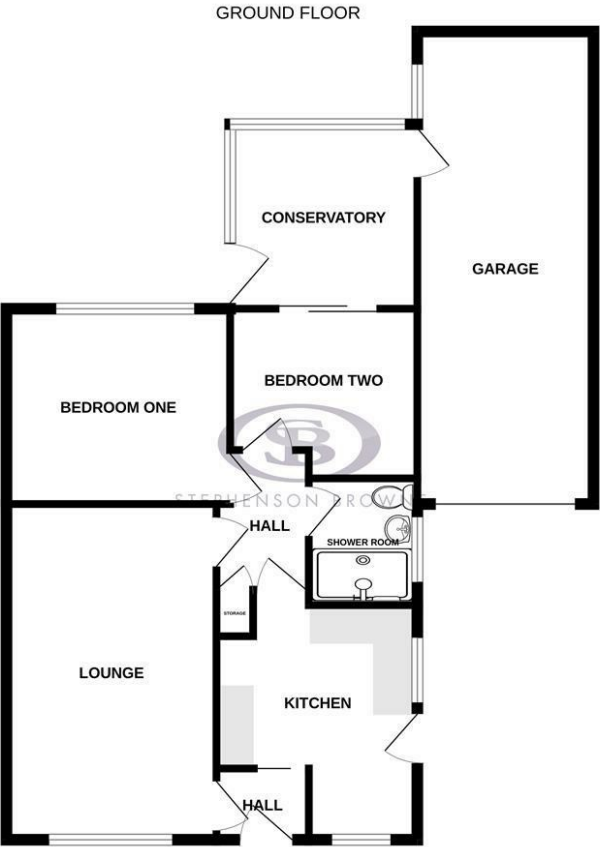
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Alsager AML Disclosure

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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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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			Environmental Impact (CO ₂) Rating		
	Current	Potential		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	England & Wales		EU Directive 2002/91/EC

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