



## 12 Ashdale Close

ST7 2EN

**Offers In The Region Of £475,000**



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C



STEPHENSON BROWNE



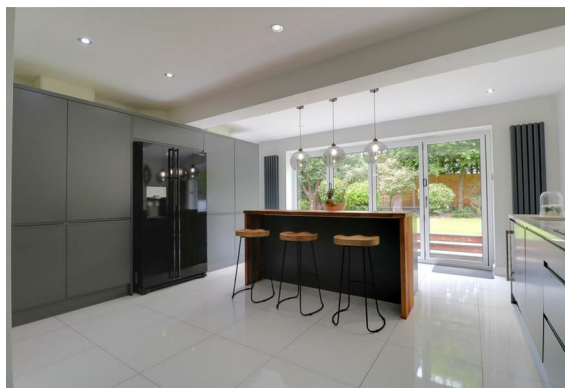
A substantial and extended executive detached property with a double garage, in a quiet cul-de-sac position! Offering well-proportioned accommodation throughout, this home is immaculately presented throughout with a stunning breakfast kitchen!

An entrance hallway leads to a study, separate dining room, downstairs W/C, and a generous lounge benefiting from French doors which lead into the garden. The real show-stopper here is the simply gorgeous breakfast kitchen, which has been extended to create a stunning focal point for the home. Featuring a breakfast bar and a host of Zanussi appliances, the sensational kitchen features a huge amount of storage space and most definitely has the 'wow factor'! Upstairs, there are four bedrooms, with the master bedroom enjoying an en-suite bathroom, whilst a modern family bathroom completes the first floor.

The property benefits from ample off road parking for several vehicles via a tarmac driveway, as well as a sizeable double garage which features power and lighting, with a lawned garden area to the front. To the rear of the property is a beautifully landscaped garden featuring a stone patio, seating area, lawned gardens with slate borders and mature shrubs, and offering an excellent degree of privacy!

Ashdale Close is a popular cul-de-sac off Sandbach Road North, which is just north of the centre of Alsager and retains fantastic transport links into Alsager itself, with commuting routes such as the M6, A500 and A34 only a short distance away. Schools such as Pikemere County Primary School and Alsager School are also nearby.

An ideal family home which must be viewed to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.





### **Entrance Hall**

Composite front door, laminate flooring, feature radiator, two ceiling light points, under stairs storage cupboard, stairs leading to the first floor with timber and glass balustrade.

### **Downstairs W/C**

6'5" x 3'1"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, W/C, wash basin.

### **Study**

10'10" x 7'6"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, currently used as a reception room/snug.

### **Lounge**

20'2" x 10'11"

Fitted carpet, two UPVC double glazed windows and French doors leading to the rear garden, two radiators, two ceiling light points.

### **Kitchen**

16'10" x 16'0"

A stunning breakfast kitchen with tiled flooring, UPVC double glazed bi-folding doors to the rear garden, three ceiling light points and downlights, two tall radiators. Breakfast bar, stainless steel sink with drainer, integrated Zanussi appliances including induction hobs, double oven, microwave, dishwasher, space and an American-style Fridge/Freezer, wine cooler, ample storage space, gas central heating boiler.

### **Dining Room**

12'10" x 8'8"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

### **Landing**

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

### **Bedroom One**

13'0" x 9'9"

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

### **En-Suite Shower Room**

6'8" x 6'4"

Tiled flooring, tiled walls, UPVC double glazed window, downlights, extractor fan, feature chrome towel radiator, W/C, wash basin with vanity unit, walk-in rainfall shower.





### **Bedroom Two**

11'5" x 11'0"

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

### **Bedroom Three**

12'1" x 8'5"

Minimum measurements to Fitted Wardrobes - Laminate flooring, UPVC double glazed window, ceiling light point, radiator, storage cupboard.

### **Bedroom Four**

9'5" x 6'1"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

### **Bathroom**

6'11" x 6'8"

Tiled walls, UPVC double glazed window, downlights, chrome towel radiator, W/C, wash basin with vanity unit, freestanding bath.

### **Outside**

To the front of the property is a tarmac driveway providing off-road parking for three vehicles, with a lawned garden. The fully enclosed and very private rear garden has been beautifully landscaped to include a stone patio, seating area, and a lawned garden with a slate border and mature shrubs.

### **Garage**

A double garage with power and lighting.

### **Council Tax Band**

The council tax band for this property is F.

### **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**

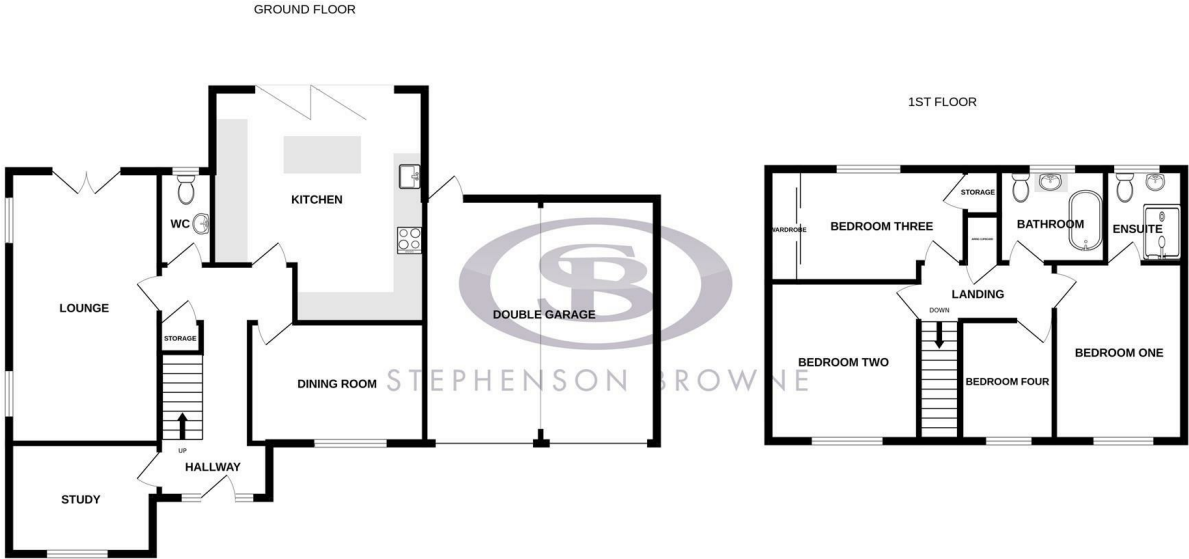
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Floor Plan



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



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		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW  
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk