



81 Station Road

ST7 2PF

Offers Over £230,000



4



2



1



STEPHENSON BROWNE

NO ONWARD CHAIN - CENTRAL LOCATION -  
SUBSTANTIAL HOME - A very well presented  
three bedroom, two reception room end-terraced  
home with a small, low maintenance courtyard  
and walking distance to the centre of Alsager!

The front door opens into the hallway giving  
access to all downstairs rooms, including the  
useful utility room, downstairs bathroom,  
study/bedroom four and the spacious open plan  
lounge/diner opening into the kitchen. To the  
first floor, three well proportioned double  
bedrooms and a shower room.

Externally, a low maintenance rear yard is perfect  
for those looking for a 'lock up and leave'  
property but also having space for outside  
dining.

Situated on Station Road, the property is  
perfectly placed for the wealth of amenities  
within Alsager, with easy access to transport  
links such as the A34, A500 and M6. Alsager  
Train Station is also only a short distance away,  
with several schools also nearby.

A delightful home which must be viewed to be  
fully appreciated! Please contact Stephenson  
Browne to arrange your viewing!



### Entrance Hall

Composite entrance door having frosted glazed insets. Two single panel radiator. Doors to all rooms. Composite door opening to the rear garden. Double glazed frosted window to the side elevation. Wall mounted gas central heating boiler. Storage cupboard.

### Utility Room

9'5" x 5'11" (maximum measurements)  
Wall and base units with work surface over incorporating a 1.5 bowl sink unit with mixer tap. Double glazed frosted windows to the rear elevation. Single panel radiator. Space and plumbing for a washing machine.

### Study

11'10" x 8'7" (maximum measurements)  
Double glazed partially frosted window to the front elevation. Single panel radiator.

### Lounge

10'1" x 12'9" (maximum measurements)  
Double glazed partially frosted windows to the front and side elevations. Double panel radiator. TV aerial point.

### Kitchen Diner

12'8" x 10'5"  
Double panel radiator. Double glazed partially frosted window. Range of wall, base and drawer units with work surfaces incorporating a dual stainless steel sink unit with mixer tap. Integrated oven with grill and induction hob having extractor canopy over. Integrated undercounter fridge.

### Family Bathroom

11'10" x 4'10" (maximum measurements)  
Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and panelled bath with mixer tap having rainfall shower over. Single panel radiator.

### Bedroom One

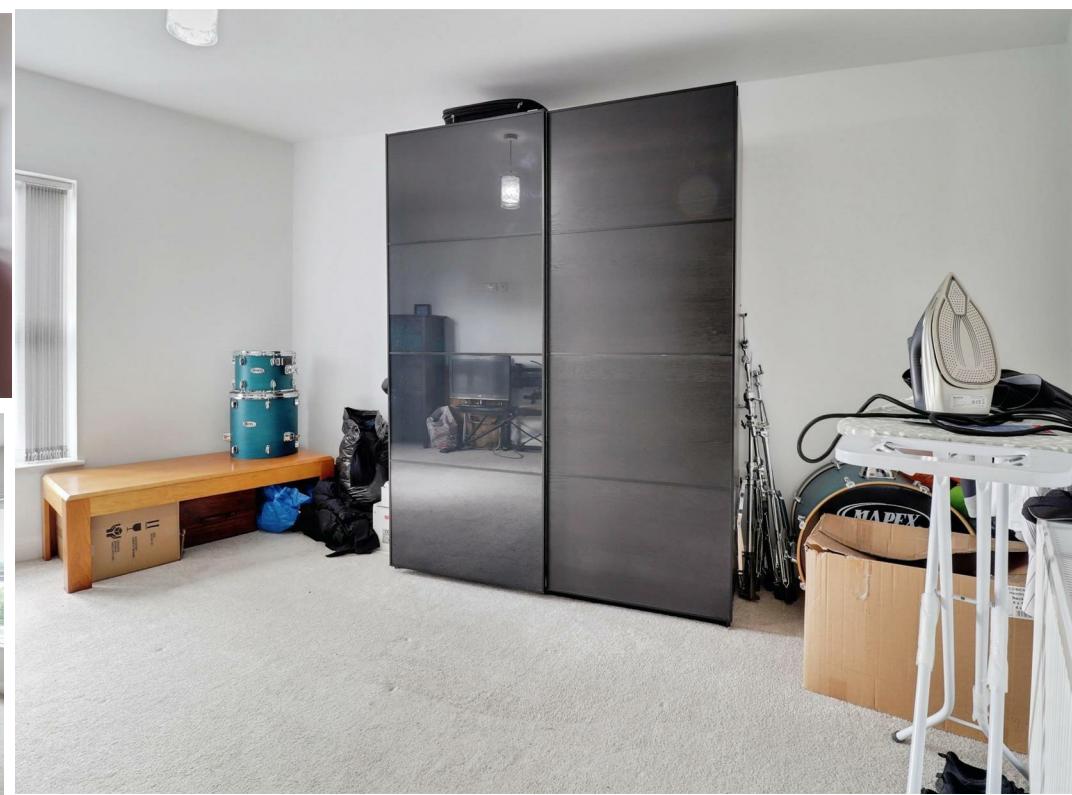
14'8" x 13'0" (maximum measurements)  
Double glazed windows to the front and side elevations. TV aerial point. Single panel radiator.

### Bedroom Two

10'7" x 12'8"  
Double glazed window to the front elevation. Double panel radiator.

### Bedroom Three

11'6" x 12'8" (maximum measurements)  
Double glazed window to the front elevation. Double panel radiator. TV aerial point. Loft access point.



## **Shower Room**

7'3" x 8'6" (maximum measurements)

Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and corner shower cubicle with rainfall shower over. Double glazed window to the side elevation. Single panel radiator.

## **Externally**

### **Council Tax Band**

The council tax band for this property is D.

### **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**

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

### **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.



## Floor Plan



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](http://www.Propertybox.io)

## Area Map



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		
(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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64