



STEPHENSON BROWNE

**Fields Road, Alsager**

ST7 2NA



**£350,000**

## Description

A spacious period semi-detached family home on a highly sought-after road close to the centre of Alsager, offered for sale with no onward chain and full of potential!

A welcoming entrance hallway leads to the lounge and separate dining room which accesses the kitchen, which benefits from French Doors opening into the rear garden. To the first floor are three generous bedrooms and a family bathroom, whilst the principal bedroom features an en-suite shower room. The real surprise here is the loft room, which is accessed via a staircase and includes a skylight window, with the potential to be fully converted to a fourth bedroom, subject to planning permission and building regulations.

Off-road parking is provided via a gravelled driveway to the front of the property, whilst the rear garden enjoys a great degree of privacy and features lawned and patio areas, with views onto greenery and ideal for families looking to make the most of the summer weather!

Arguably there are few more convenient locations within Alsager than Fields Road, quite literally walking distance from the town centre whilst retaining a 'tucked away' position, with easy access to a number of commuting routes such as the M6, A500 and A34. Several schools are also nearby, including Alsager Highfields Foundation Primary School, Alsager School and Excalibur Primary School, with leisure facilities including Alsager Golf & Country Club and Alsager Leisure Centre only a short distance away.

A characterful and deceptively spacious family home which retains some superb period features and charm! Offered for sale with no onward chain, please contact Stephenson Browne to arrange your viewing.



# Room Descriptions

## Entrance Hallway

Composite front door, Minton tiled flooring, downlights, radiator.

## Lounge

12'4" x 12'0"

Laminate flooring, UPVC double glazed bay window, ceiling light point, radiator, feature fireplace, double sliding doors into;

## Dining Room

13'7" x 12'9"

Laminate flooring, UPVC double glazed window and two feature Porthole windows, radiator, feature fireplace with multi-fuel stove.

## Kitchen

15'11" x 8'11"

Tiled flooring, UPVC double glazed window and French doors leading to the rear garden, two ceiling light points, under stairs storage cupboard, one and a half bowl stainless steel sink with drainer, space and plumbing for appliances, space and a Range-style cooker, wall and base units providing ample storage space, tiled walls.

## Landing

A galleried landing with fitted carpet, ceiling light point, radiator.

## Bedroom One

12'4" x 12'1"

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

## En-Suite Shower Room

7'6" x 3'5"

Tiled flooring, UPVC double glazed window, ceiling light point, tiled walls, W/C, wash basin, shower cubicle.

## Bedroom Two

13'6" x 10'2"

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

## Bedroom Three

9'1" x 8'7"

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



### Bathroom

6'8" x 6'0"

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

### Loft Room

A useful loft room with skylight window, accessed via a staircase, with the potential for conversion to a fourth bedroom or further reception room subject to planning permission/building regulations.

### Outside

To the front of the property is a graveled driveway with wrought-iron double gates and mature shrubs, whilst the delightful rear garden offers an excellent degree of privacy and backs onto greenery, featuring lawned and patio/graveled areas with mature shrubs.

### 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.

### NB: Copyright

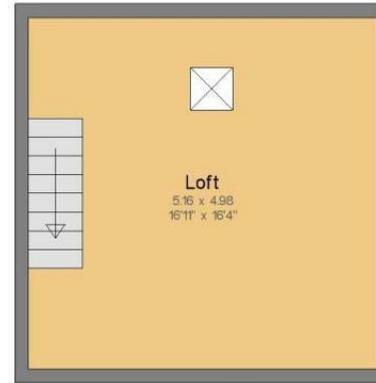
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### Alsager AML Disclosure

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.



# Floorplans



This plan is illustrative only. Its details cannot be relied upon and no liability is taken for any errors.

# Area Map



# EPC Rating

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

# 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.

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