



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

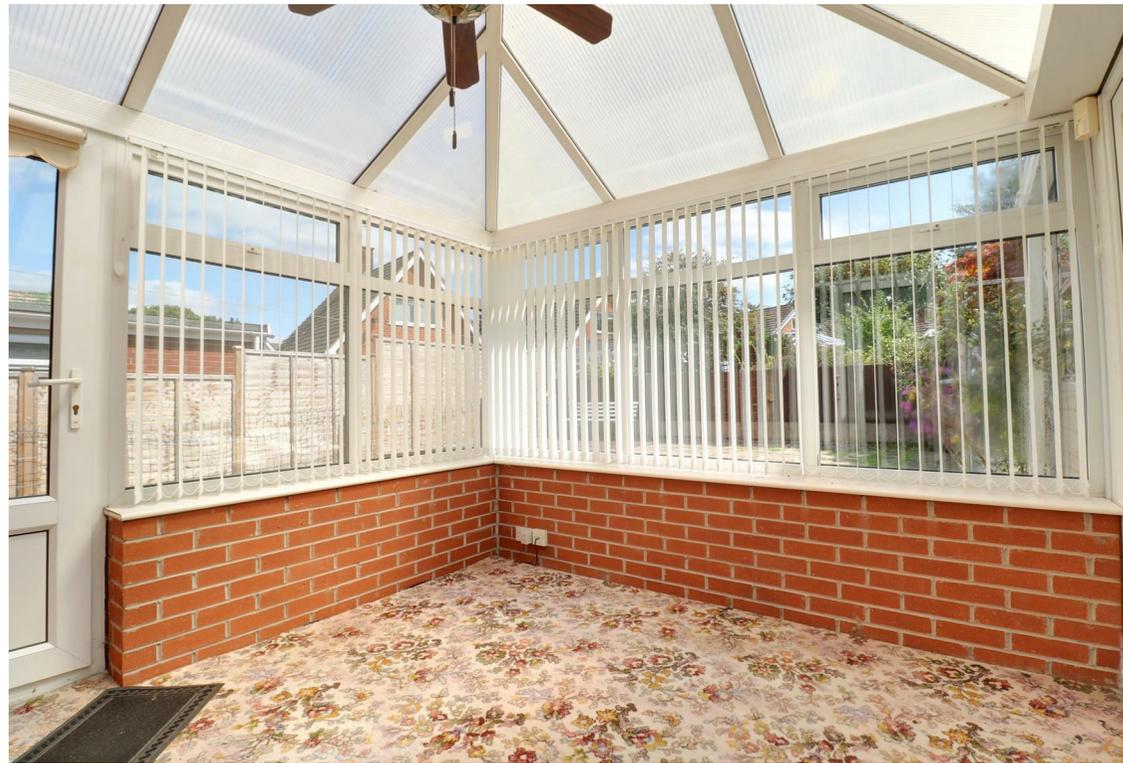
9'1" x 9'1"

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.

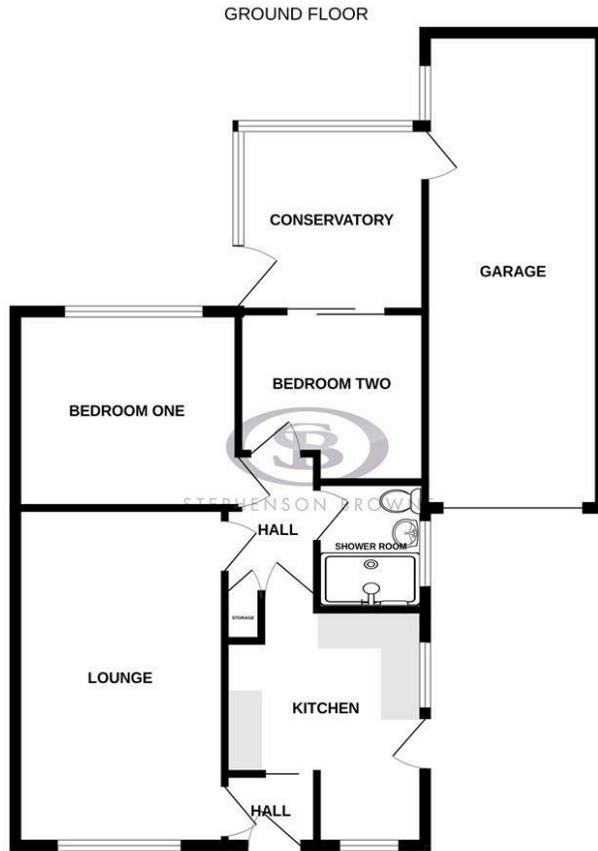
### NB: Copyright

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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



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



# 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.

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

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[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)