



STEPHENSON BROWNE

## The Avenue, Alsager

ST7 2AN



£600,000

## DESCRIPTION

**GREAT FAMILY HOME & POPULAR, CENTRAL LOCATION** - Situated on the highly desirable road of The Avenue sits a fine example of a substantial **FOUR BEDROOM**, detached property offering spacious, versatile accommodation and open-plan living which has been maintained by the current owners over the past 30 years. The property itself enjoys a prime, convenient position within the village, with its variety of shops and eateries plus a range of highly regarded schooling on your doorstep, whilst being just a short distance from Alsager Station and The Medical Centre.

In brief the property comprises: a fabulous entrance hall opening into the open-plan living/dining room with feature fireplace, and French doors opening to the conservatory and rear garden. The kitchen diner hosts an arrange of storage cupboards with ample space for dining, as well as providing access into the utility room having space for the white goods and opening into the garage. From the hallway, an additional spacious reception room and the downstairs WC complete the ground floor accommodation. To the first floor, three double bedrooms, a well proportioned single bedroom and a four piece family bathroom suite.

Externally, the property enjoys ample off-road parking via a large block paved driveway, an attached double garage, established gardens to the side and private paved patio areas to the rear, perfect for any upsizing family.

To fully appreciate the property's overall size, accommodation, garden space and convenient location, early viewing is highly recommended.





# ROOM DESCRIPTIONS

## Entrance Porch

3'1" x 7'4"

Double glazed entrance door. Glazed door opening into:-

## Entrance Hall

Doors to all rooms. Stairs to the first floor. Double panel radiator.

## Dining Room

9'1" x 13'2"

Single panel radiator. Double glazed window to the rear elevation. Opening into:-

## Lounge

19'6" x 11'8"

Two double panel radiators. Brick fireplace with gas fire. Double glazed French doors opening to the rear garden. Double glazed door into:-

## Conservatory

13'9" x 8'6"

Double glazed windows all round. Double glazed door opening to the rear garden.

## Family Room

12'5" x 12'8"

Double glazed window to the front elevation. Single panel radiator.

## Kitchen Breakfast Room

13'0" x 14'7"

A range of wall, base and drawer units with work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Double glazed window to the front elevation. Single panel radiator. Integrated oven with gas hob and extractor canopy over.

## Utility Room

11'4" x 8'10"

Wood panelled door opening to the rear garden. Double glazed windows to the front rear elevation. Range of base units with work surfaces over incorporating a stainless steel single drainer sink unit. Space for a tumble dryer. Space and plumbing for a washing machine.

## Downstairs WC

6'2" x 4'5"

Two piece suite comprising a low level WC with push button flush and a pedestal wash hand basin. Double glazed frosted window to the side elevation.

## First Floor Landing

Doors to all rooms. Double glazed windows to the front and side elevations.

## Principal Bedroom

12'5" x 10'5"

Double glazed windows to the rear and side elevations. Fitted wardrobes with hanging rails and shelving. Single panel radiator



### **Bedroom Two**

12'8" x 12'4"

Double glazed windows to the front elevation. Fitted wardrobes with hanging rails and shelving. Single panel radiator

### **Bedroom Three**

9'1" x 13'1"

Double glazed window to the rear elevation. Single panel radiator.

### **Bedroom Four**

11'4" x 6'7"

Double glazed window to the rear elevation. Single panel radiator.

### **Family Bathroom**

9'11" x 8'9"

Four piece suite comprising a low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and a shower cubicle with shower over. Half tiled walls. Single panel radiator. Double glazed frosted window to the side elevation.

### **Double Garage**

19'0" x 16'8"

Up and over door to the front. Double glazed window to the rear. Power and lighting. Access door from the utility room.

### **Externally**

The property is positioned on a corner plot, approached by a block paved driveway providing ample off road parking for numerous vehicles and leading to an attached double garage. Access gates to both sides open to the rear and side. To the rear, a private rear patio fully enclosed with fenced boundaries and mature trees for privacy. To the side, the garden is mainly laid to lawn with borders housing a variety of trees, shrubs and plants with further paved patio area providing ample space for garden furniture.

### **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.

### **Council Tax Band**

The council tax band for this property is F.

### **Alsager AML Disclosure**

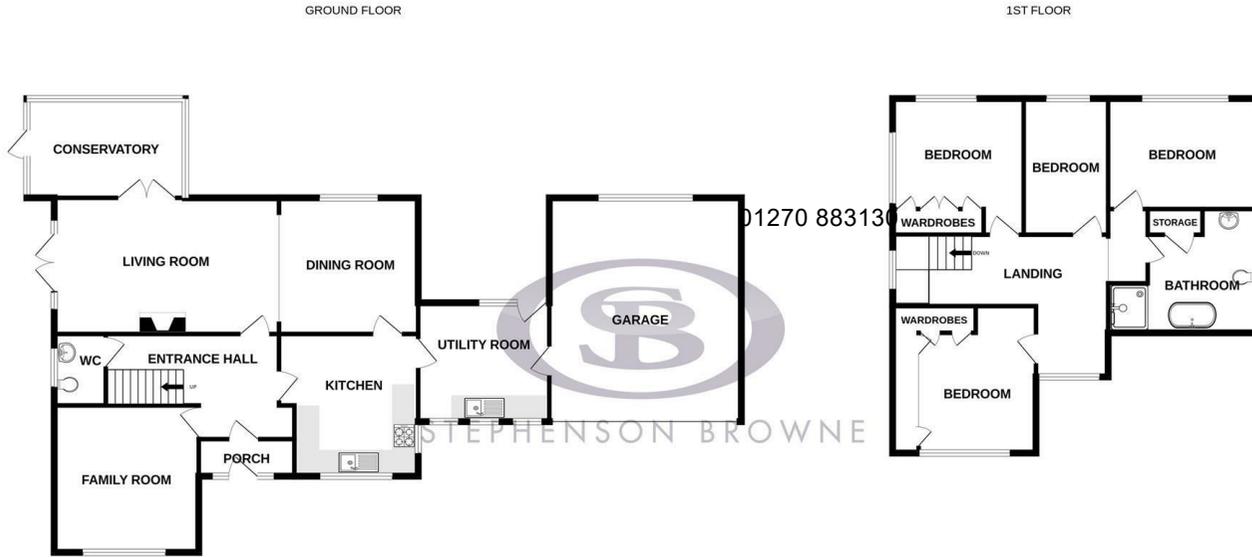
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### **NB: Copyright**

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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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# 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 on the final page if you are interested in booking a viewing or require further information.

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