



**25 Chancery Lane**  
ST7 2HE  
**£310,000**



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STEPHENSON BROWNE

A characterful bay-fronted semi-detached home with ample period features and in a highly sought-after location within Alsager, offered for sale with no onward chain!

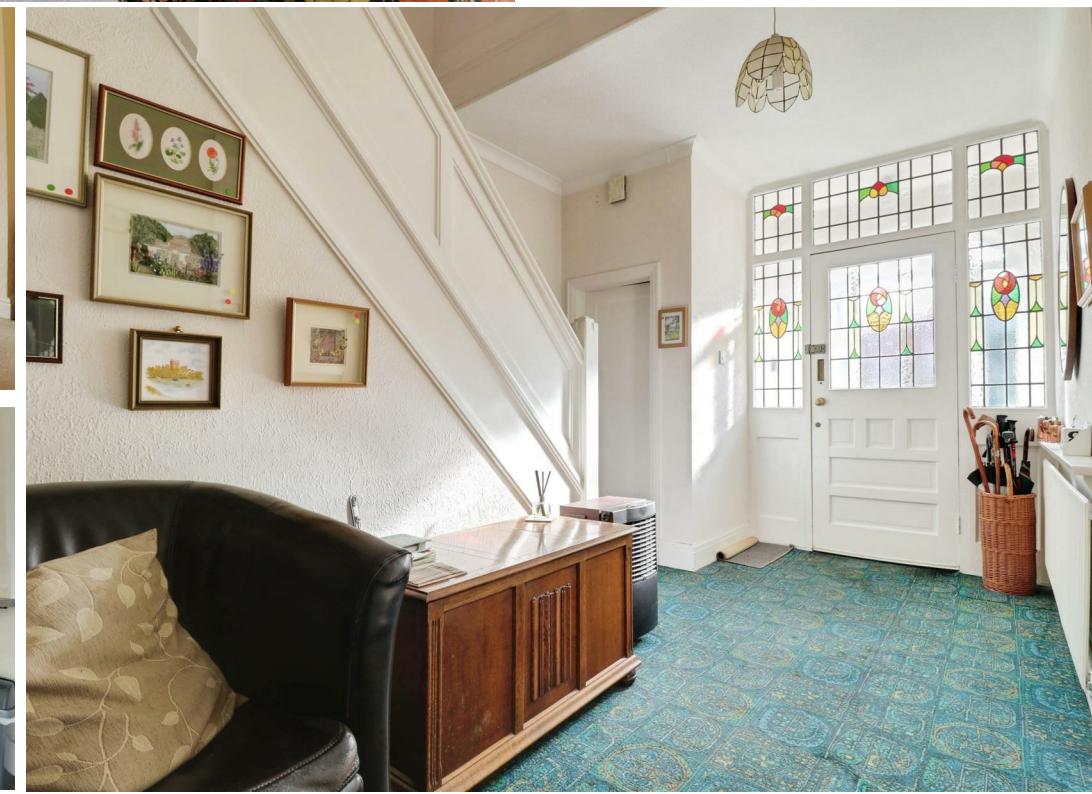
A rare opportunity to purchase a very well-maintained traditional 1930's semi-detached home with an excellent rear garden which offers a fantastic degree of privacy, with two reception rooms, three bedrooms and spacious accommodation throughout!

An entrance porch leads to the main entrance hall, with feature stained glass windows (and we understand Parquet flooring currently hidden beneath the carpet!), which accesses the downstairs W/C, the dining room, lounge and the kitchen. To the first floor are three spacious bedrooms and the family bathroom, with a separate W/C.

Ample off-road parking is provided via a gravelled driveway and a brick-built single garage, whilst the well-proportioned rear garden features lawned and patio areas with a summerhouse. Offering an excellent degree of privacy, this delightful garden creates an idyllic outdoor space for families to enjoy the best of the weather, whilst remaining safe for children and/or pets as it is fully enclosed!

Situated in a prime position on Chancery Lane, the property is perfectly placed for the wealth of amenities within Alsager town centre, with commuting links such as the M6, A500 and A34 also within easy reach. Several schools are nearby, including Alsager School, Cranberry Academy and St Gabriel's RC Primary School, whilst leisure facilities such as Alsager Leisure Centre and Alsager Sports Hub are in close proximity.

A very well-maintained home which is a perfect blank canvas for buyers to put their own stamp on a characterful home which retains a number of period features! Please contact Stephenson Browne to arrange your viewing.



### Entrance Porch

UPVC double doors, tiled flooring, ceiling light point, timber framed door with feature stained glass windows leading to the entrance hall.

### Entrance Hall

Fitted carpet (we understand there is Parquet flooring below), ceiling light point, radiator.

### Downstairs W/C

4'7" x 2'10"

Fitted carpet, timber framed single glazed window, ceiling light point, heater, W/C.

### Dining Room

12'7" x 12'4"

Fitted carpet, timber framed single glazed bay window with feature stained glass, ceiling light point, radiator, gas fire.

### Lounge

16'4" x 12'7"

Maximum measurements - Fitted carpet, UPVC double glazed French doors to the rear garden, ceiling light point, radiator, gas fire.

### Kitchen

17'4" x 8'10"

Maximum measurements - Carpet flooring, three UPVC double glazed windows and rear door, radiator, pantry, two ceiling light points, part tiled walls, one and a half bowl stainless steel sink with drainer, wall and base units, space and plumbing for appliances, Worcester gas central heating boiler.

### Landing

Fitted carpet, timber framed stained glass window, ceiling light point, radiator.

### Bedroom One

14'1" x 10'7"

Minimum measurements to Fitted Wardrobes - Fitted carpet, two ceiling light points, radiator, UPVC double glazed window, fitted wardrobes.

### Bedroom Two

12'3" x 11'4"

Minimum measurements to Fitted Wardrobes - Fitted carpet, timber framed single glazed bay window, two ceiling light points, two fitted wardrobes.

### Bedroom Three

8'10" x 8'4"

Fitted carpet, timber framed single glazed window, ceiling light point, radiator.



## **Bathroom**

8'10" x 6'7"

Vinyl tile effect flooring, UPVC double glazed window, ceiling light point, radiator, part tiled walls, pedestal wash basin, bath with overhead shower, airing cupboard.

## **Separate W/C**

5'4" x 2'10"

Vinyl tile effect flooring, timber framed single glazed window, ceiling light point, W/C.

## **Outside**

To the front of the property is a graveled driveway with a lawned garden, mature shrubs and a border hedge. The sizeable rear garden features patio and lawned areas with mature shrubs and hedges, and a summerhouse. Offering an excellent degree of privacy, this well-proportioned garden creates a perfect space for families to enjoy the best of the weather!

## **Garage**

16'8" x 9'8"

A brick-built single garage with an Up and Over garage door and a UPVC double glazed side door.

## **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**

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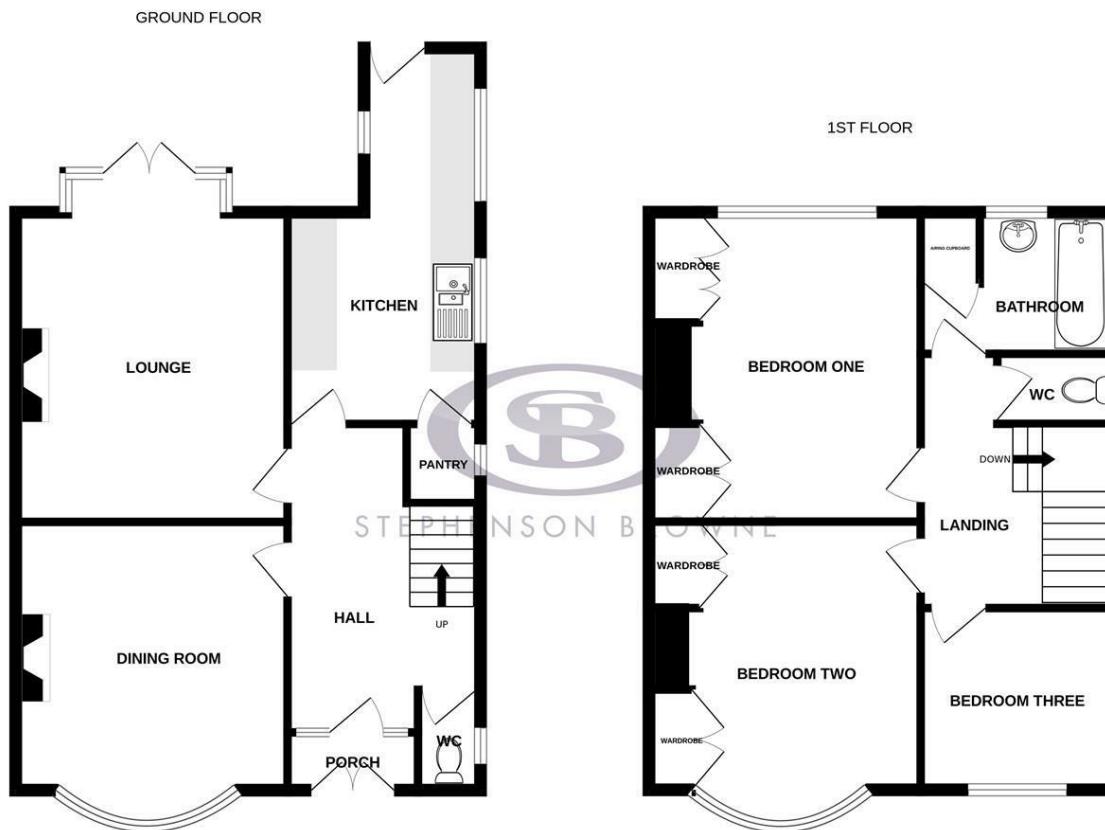
## **Alsager AML Disclosure**

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.





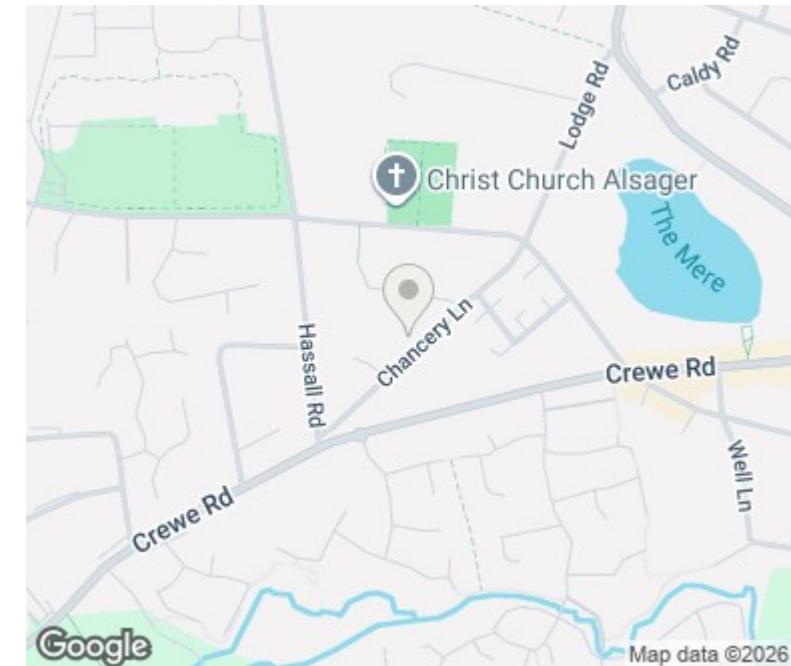
## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. 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		65	75
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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