



81 Station Road

ST7 2PF

Offers Over £230,000



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STEPHENSON BROWNE

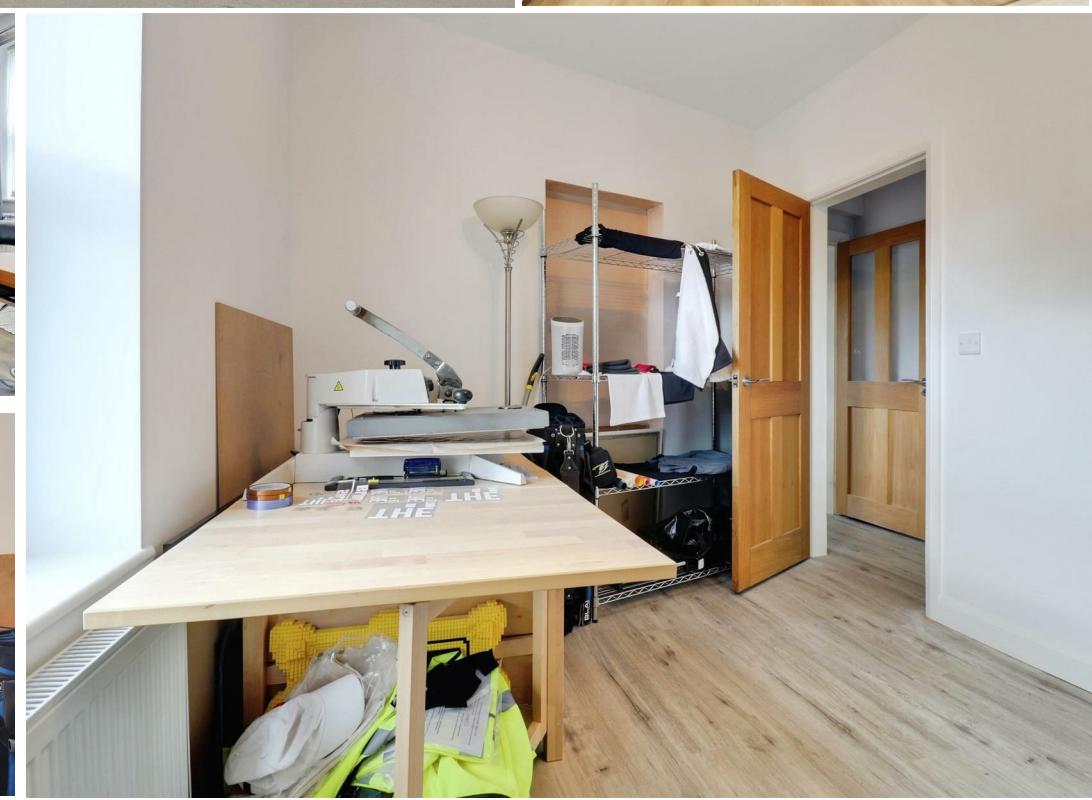
NO ONWARD CHAIN - CENTRAL LOCATION -
SUBSTANTIAL HOME - A very well presented
three bedroom, two reception room end-terraced
home with a small, low maintenance courtyard
and walking distance to the centre of Alsager!

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

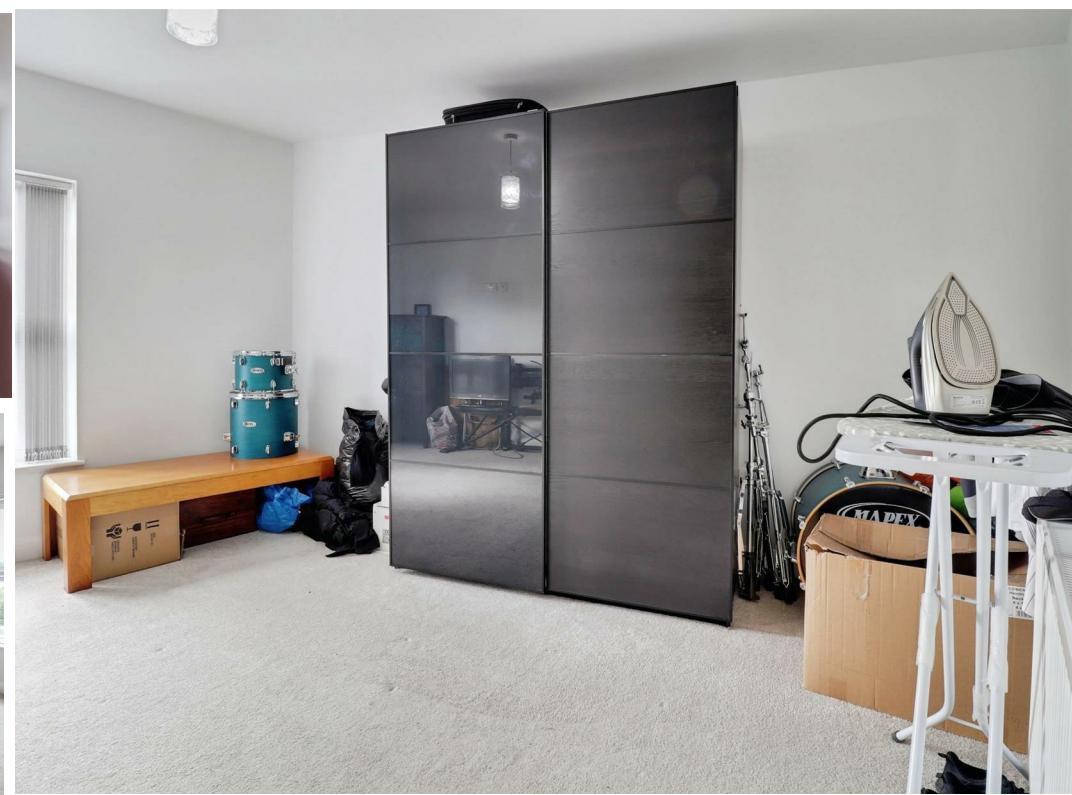
14'8" x 13'0" (maximum measurements)
Double glazed windows to the front and side elevations. TV aerial point. Single panel radiator.

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

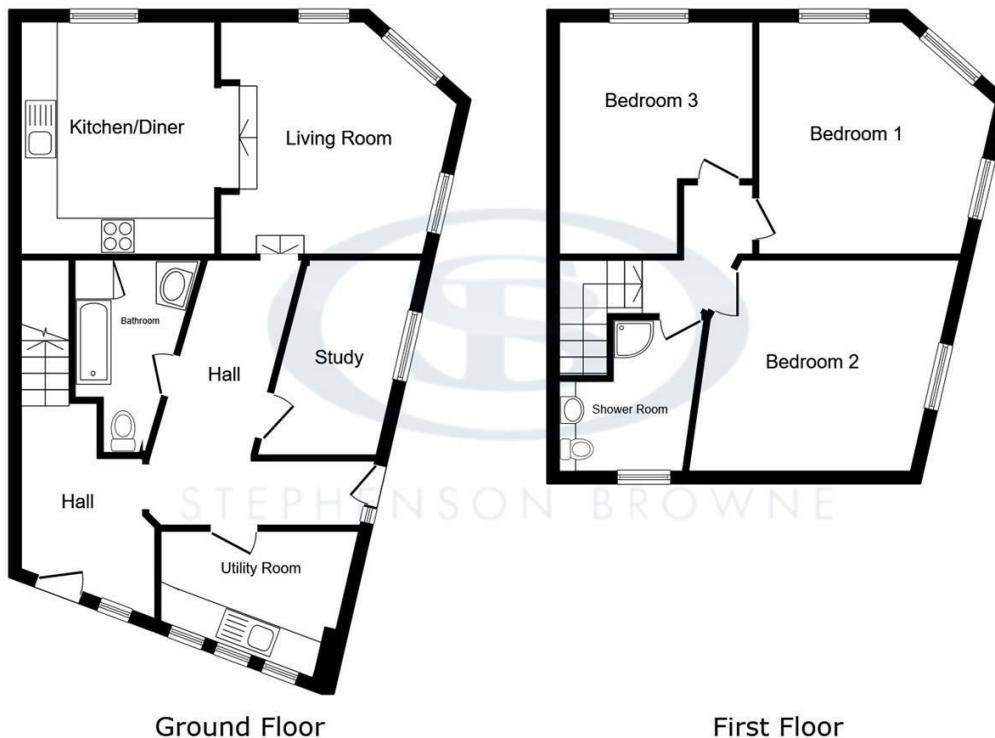
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Floor Plan



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

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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