



STEPHENSON BROWNE

## The Rode, Alsager

ST7 2NJ



**£225,000**

## Description

A spacious three-bedroom mid-townhouse with a generous garden to the rear, offered for sale with no onward chain!

Occupying a prime position close to the centre of Alsager and an ideal first time buy or family home, this well-proportioned property offers fantastic value for money.

An entrance hallway leads to the lounge and the kitchen/diner, whilst to the first floor are three bedrooms and the family bathroom. The rear garden features patio, decked and lawned areas, with an outbuilding and a useful timber workshop area.

Situated on The Rode, the property is perfectly placed for the wealth of amenities within Alsager, whilst several schools are nearby including Alsager Highfields Foundation Primary School and Alsager School, whilst Wood Park Playing Fields are quite literally across the road from the property. Leisure facilities including Alsager Leisure Centre and Alsager Town Football Club are also within easy reach.

A superb family home which must be viewed to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



# Room Descriptions

## Entrance Hall

UPVC double glazed window and front door, laminate flooring, ceiling light point, radiator, under stairs storage cupboard.

## Lounge

14'4" x 11'5"

UPVC double glazed bay window, laminate flooring, ceiling light point, radiator, feature fireplace.

## Kitchen/Diner

18'4" x 10'2"

Part tiled flooring, part laminate flooring, UPVC double glazed window and French doors leading to the rear garden, two ceiling light points, one and a half bowl stainless steel sink with drainer, space and plumbing for appliances, wall and base units, gas central heating boiler, tiled splashback.

## Landing

Fitted carpet, ceiling light point, loft access.



## Bedroom One

14'5" x 10'4"

Plus recesses for storage - Fitted carpet, UPVC double glazed window, radiator.



## Bedroom Two

10'6" x 9'11"

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



## Bedroom Three

11'2" x 7'8"

Plus recess for storage - Fitted carpet, two UPVC double glazed windows, ceiling light point, radiator.



## Bathroom

7'3" x 6'10"

Maximum measurements - Tiled flooring, tiled walls, UPVC double glazed window, ceiling light point, chrome towel radiator, W/C, pedestal wash basin, bath with overhead shower.

### Loft

A useful loft space with potential to be converted to a further bedroom (subject to planning permission / building regulations) - fitted carpet, skylight window, pull-down ladder for access.

### Outside

To the front of the property is a paved frontage with shrubs, whilst the rear garden features patio, lawned and decked areas, with an outbuilding and useful timber workshop.

### Council Tax Band

The council tax band for this property is B.

### 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

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

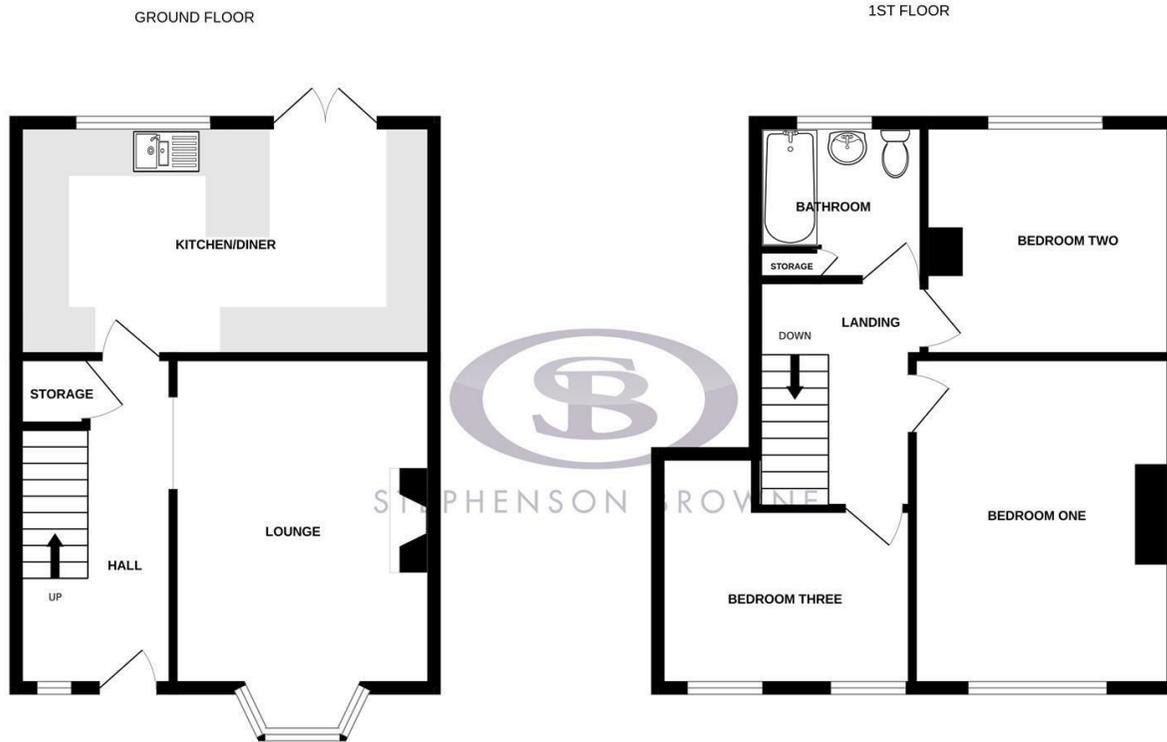


### Alsager AML Disclosure

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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 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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