



**4 Cheshire Crescent**  
ST7 2FE  
**£440,000**



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STEPHENSON BROWNE

A beautifully presented executive detached family home with FOUR DOUBLE BEDROOMS, situated on one of Alsager's most sought-after developments!

Built by David Wilson Homes to their excellent 'Milford' design in 2019, the home has been carefully improved by our current owners and occupies a prime position within the Scholars Place development. The home features a number of upgrades, including smart controlled underfloor heating to the ground floor and main bathroom, as well as a Hive heating system.

An entrance hallway leads to a spacious lounge, a downstairs W/C, and the fantastic open plan kitchen/diner, which features a host of integrated appliances including a fridge/freezer, gas hobs, double oven and dishwasher. An ideal entertaining space, the kitchen also features French doors which open into the rear garden, providing a superb focal point for the property. The ground floor is completed via a very useful utility room.

Upstairs there are four double bedrooms, with the principal bedroom featuring an en-suite shower room, whilst the family bathroom features a bath and a separate shower cubicle.

Off-road parking is provided via a tarmacadam driveway to the front of the property, with a single garage also featuring an electric car charge point. The landscaped rear garden has been completed to a high-specification, with an artificial lawn, patio area, established fruit trees and a useful summerhouse, also benefitting from an external water tap and electric sockets.

The property provides excellent links to commuting routes, including the A500 and M6 (Junction 16), with the wealth of amenities within Alsager itself only a short distance away. Several schools are nearby, including Pikemere County Primary School and Alsager School.

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



## Entrance Hall

### Lounge

17'8" x 10'7"

### Kitchen Diner/Family Room

19'9" x 11'5"

### Utility Room

7'2" x 6'1"

### Downstairs WC

### First Floor Landing

### Principal Bedroom

15'2" x 11'11"

### En-Suite

7'3" x 6'3"

### Bedroom Two

13'3" x 11'0"

### Bedroom Three

11'9" x 8'9"

### Bedroom Four

11'6" x 10'2"

### Bathroom

9'6" x 6'4"

### Loft

A boarded loft space with a pull-down ladder.

### Garage

### Externally

### Council Tax Band

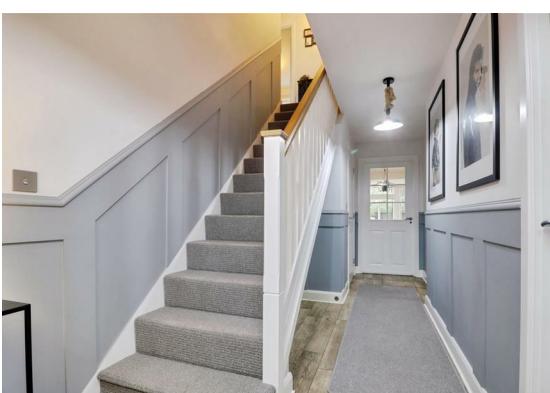
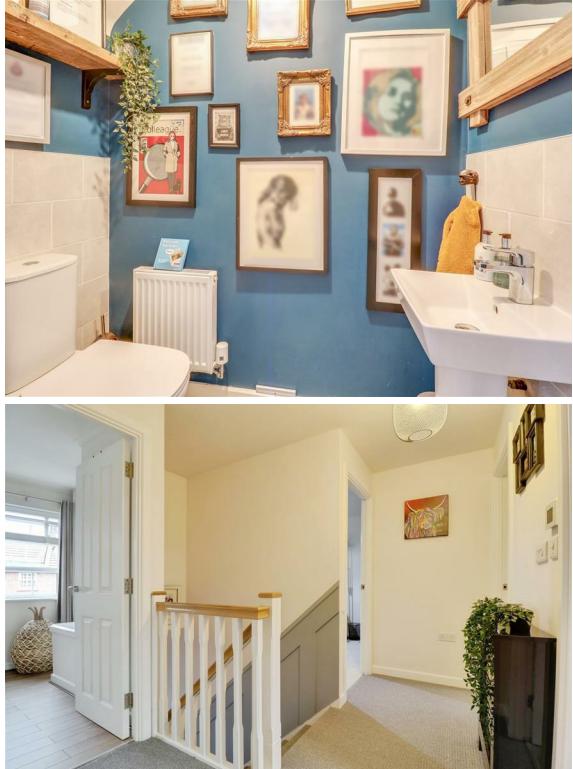
The council tax band for this property is E.

### 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.

### Estate Charge

Whilst we have been informed by our sellers that the property is freehold, please note, we have been made aware by the sellers that an estate charge is payable to cover maintenance for the new development. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.



**NB: Copyright**

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

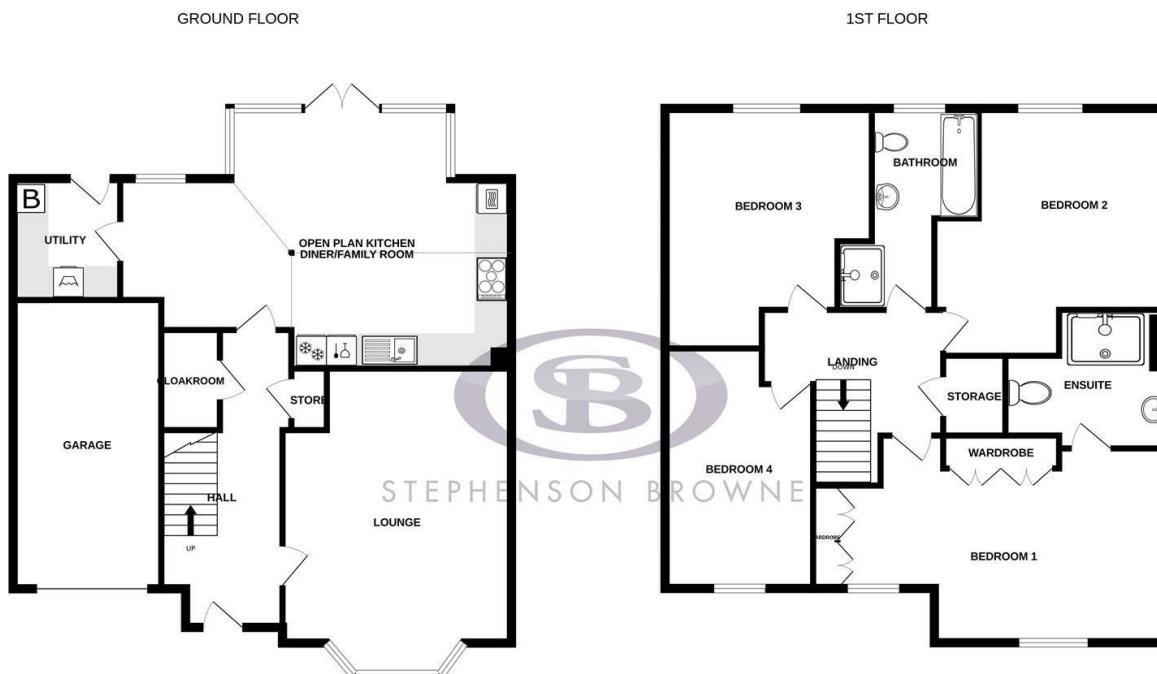
**Alsager AML Disclosure**

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. Any dimensions shown are given for convenience only and may be subject to 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	93	
(81-91)	B	84	
(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 <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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note 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 item; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64