



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

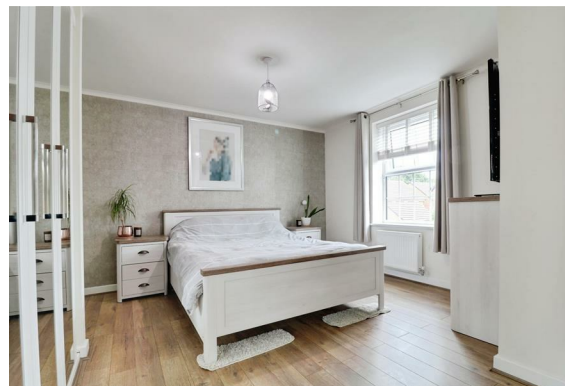
The council tax band for this property is E.

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

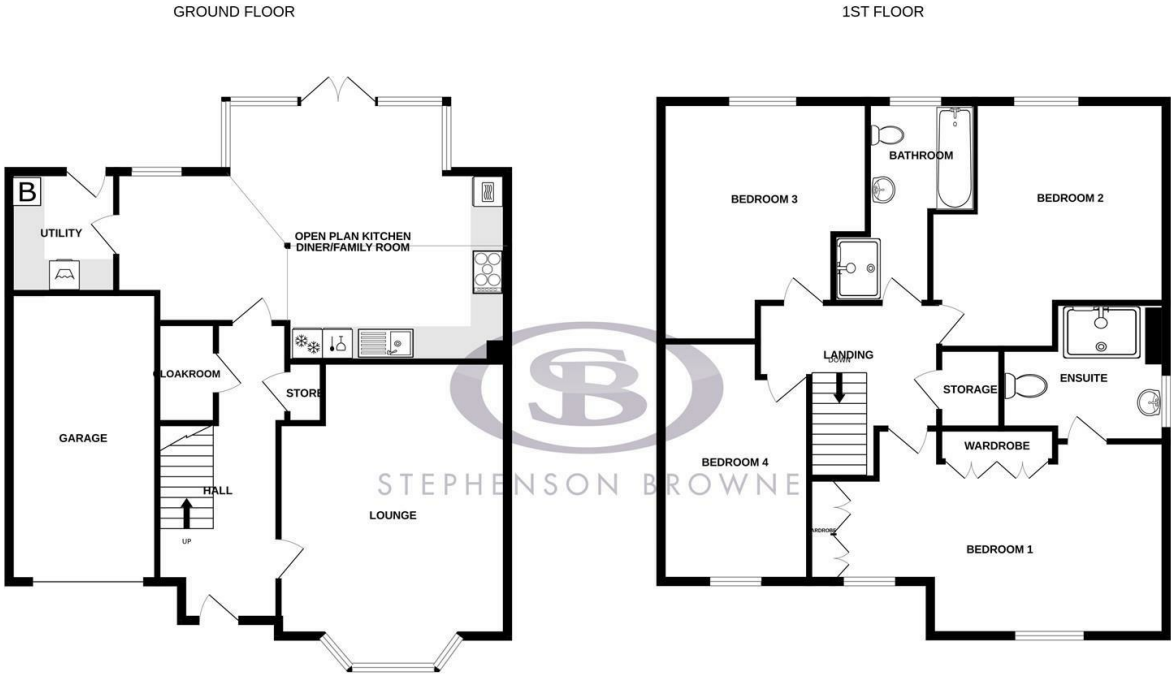
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, 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

Area Map



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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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 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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