



STEPHENSON BROWNE

Bainbridge Street, Alsager

ST7 2FH



£270,000

Description

Beautifully presented throughout and having undergone a range of upgrades from the developer, this exceptional home is located on the ever popular Barratt Homes development, offering the perfect mix of modern comforts and everyday convenience.

Perfect for first-time buyers or young families, the property has been thoughtfully maintained and tastefully finished throughout.

Comprising a welcoming entrance hall that leads to a handy downstairs WC, a spacious lounge ideal for relaxing evenings, and a sleek kitchen dining room, perfect for everyday living and entertaining alike.

Upstairs, are three well sized bedrooms, including a generous master with a modern en-suite shower room. A second double bedroom, a third single bedroom, and a stylish family bathroom.

Outside, the property continues to impress, providing easy access to the fully enclosed rear garden via a gated entrance. The garden offers a private and secure space to enjoy al-fresco dining, play, or quiet relaxation. To the front, there is off road parking for two vehicles with the addition of an EV charger.

Situated within walking distance of Alsager, local primary and secondary schools, and offering excellent access to the M6, A500, and A34, this home ticks all the boxes!



Room Descriptions

Hallway

Door leading into hallway with LVT flooring, door leading to the lounge and downstairs WC, stairs to the first floor.

Lounge

16'0" x 11'10"

Double glazed window to front elevation, wall mounted radiator, LVT flooring, ceiling light point, door leading into

Kitchen/Dining Room

14'11" x 10'6"

Fitted kitchen with a range of wall, base and drawer units with complementary work surfaces over, integrated fridge freezer, dishwasher, washing machine, oven and electric hob. Inset stainless steel sink with draining board and mixer tap, cupboard housing boiler. Herringbone effect LVT flooring, space for dining table and chairs, door leading to under stairs storage cupboard. Double glazed window to rear elevation, double glazed french doors to rear elevation leading onto the garden. Spotlights to ceiling, ceiling light point in dining area.

Downstairs WC

9'10" x 16'6"

Low level WC with push button flush, hand wash basin, LVT flooring, heated chrome towel radiator, extractor fan.

Bedroom One

11'11" x 8'6"

Double glazed window to front elevation, wall mounted radiator, ceiling light point, door leading into

En-Suite

8'6" x 4'5"

Three piece suite comprising double walk in shower cubicle, low level WC with push button flush and wash basin. Double glazed window to side elevation, heated chrome towel radiator, partially tiled walls, tile effect flooring.

Bedroom Two

10'2" x 8'6"

Double glazed window to rear elevation, wall mounted radiator, ceiling light point.



Bedroom Three

8'9" x 6'3"

Double glazed window to front elevation, wall mounted radiator, ceiling light point.

Bathroom

6'2" x 5'10"

Three piece suite comprising panelled bath with shower attachment over and fully tiled walls, low level WC with push button flush, wash basin. Double glazed obscured window to rear elevation, heated chrome towel radiator, partially tiled walls, tile effect flooring.

Externally

Externally to the front is off road parking for two vehicles, with the addition of an EV charger, wooden side access giving access into the rear garden. The rear garden is laid to lawn with a paved patio area, enjoying a sunny aspect and some level of privacy, the rear garden is enclosed by wooden fencing.

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.

Council Tax Band

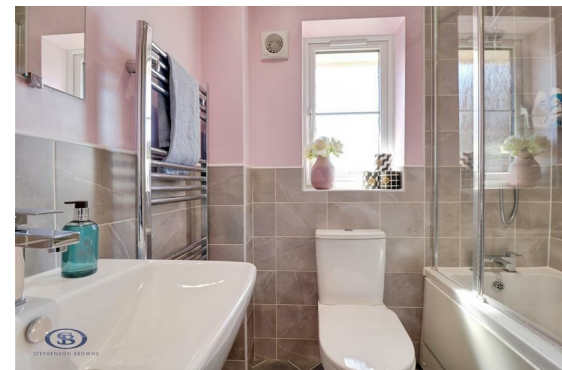
The council tax band for this property is C.

Freehold Tenure

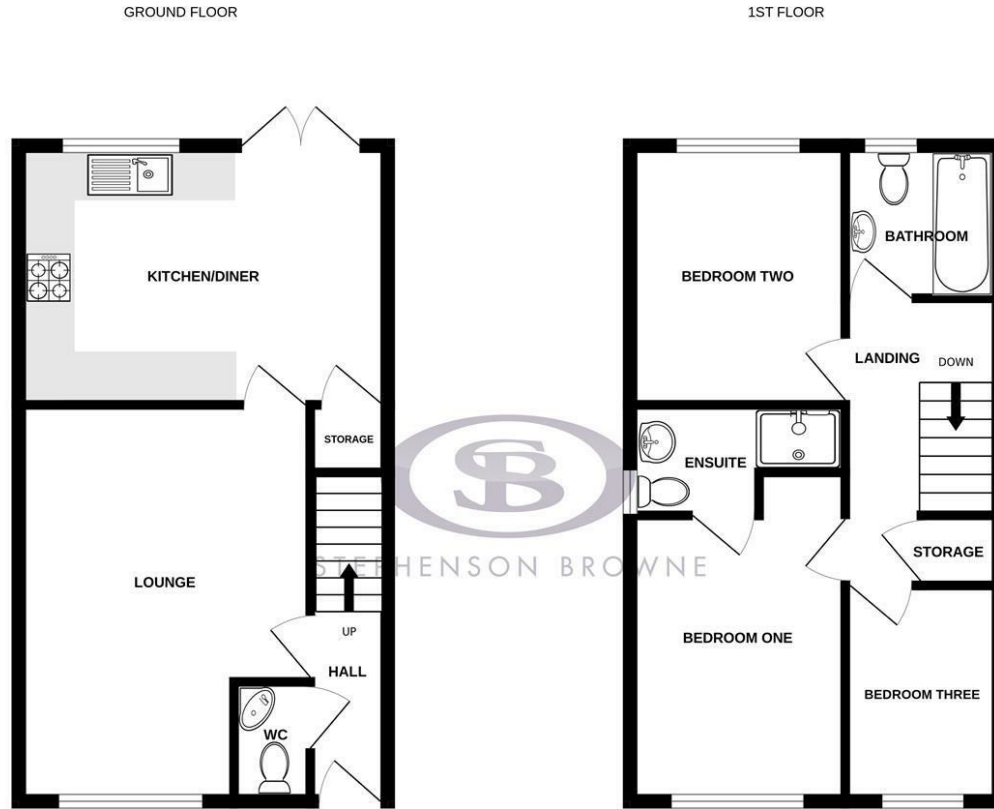
We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

Freehold Tenure & Charges

Whilst we have been advised by our sellers that the property is freehold and an estate charge is payable to cover maintenance for the development of £155 per annum. This is normal for properties of this age. We would advise confirming with your conveyancer the charges prior to exchange of contracts.



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) A			96
(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 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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