



**8 Shady Grove**  
ST7 2NQ  
**£250,000**



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STEPHENSON BROWNE

**CENTRAL LOCATION - WALKING DISTANCE INTO TOWN - STUNNING COTTAGE** - This tastefully refurbished three-bedroom semi-detached home presents a fantastic opportunity for families, first-time buyers, or anyone in search of a turnkey property in a sought-after area.

Recently renovated throughout by the current owners, the property has been thoughtfully updated to a high standard, offering a stylish blend of modern finishes and practical living. Upon entering, you'll find a bright and airy layout, with spacious rooms that have been enhanced to create a comfortable and contemporary atmosphere. The heart of the home is the sleek, modern kitchen—designed with ample workspace, space for all essential appliances, and a clean, functional layout that's ideal for both everyday use and entertaining.

The main living areas are warm and welcoming, benefiting from plenty of natural light and a high-quality finish throughout. Upstairs, there are three generously sized bedrooms, all offering calm and relaxing space to unwind. The family bathroom has been upgraded with modern fittings and a smart, elegant design that caters to both style and convenience.

Externally, the home boasts a private rear garden that's been well cared for and thoughtfully landscaped. With established trees, plants, and shrubs adding charm and privacy, the garden provides a perfect setting for outdoor dining, family time, or simply enjoying some peace and quiet.

Located in the popular area of Alsager, the property is within easy reach of reputable schools, local shops, and excellent transport links, making day-to-day life simple and well-connected.

Ready for immediate occupancy, this beautifully modernised home offers an ideal mix of comfort, style, and location—viewing is highly recommended.



## Lounge

12'2" x 12'0"

With double glazed window to the front elevation, gas fire with surround, fitted carpets and radiator.

## Kitchen

10'4" x 10'2"

With double glazed window to the side elevation a range of matching wall and base units with work surfaces over, inset sink and drainer, integrated dishwasher, space for range cooker, fridge, washing machine and dryer, quarry tiles and ceiling spotlights.

## Dining Room

11'11" x 9'1"

With multi fuel burner, large storage cupboard, radiator and quarry tiles.

## Conservatory

10'4" x 6'2"

With double glazed window and fitted blinds and door leading to the rear private garden, York stone flooring and radiator.

## Principal Bedroom

12'2" x 12'0"

With double glazed window to the front elevation, cast iron feature fireplace, wooden flooring and radiator.

## Bedroom Two

11'11" x 6'3"

With double glazed window to the rear elevation, wooden flooring and radiator.

## Bathroom

14'1" x 6'1"

With double glazed window and fitted blind to the rear elevation, free standing bath with shower attachment, wash hand basin, w.c., ceiling spotlights, radiator and floor tiles.

## Loft/Bedroom Three

16'3" x 11'1"

With velux window, eaves storage, fitted carpets and radiator.

## Cellar

6'11" x 5'6"

Ideal storage area

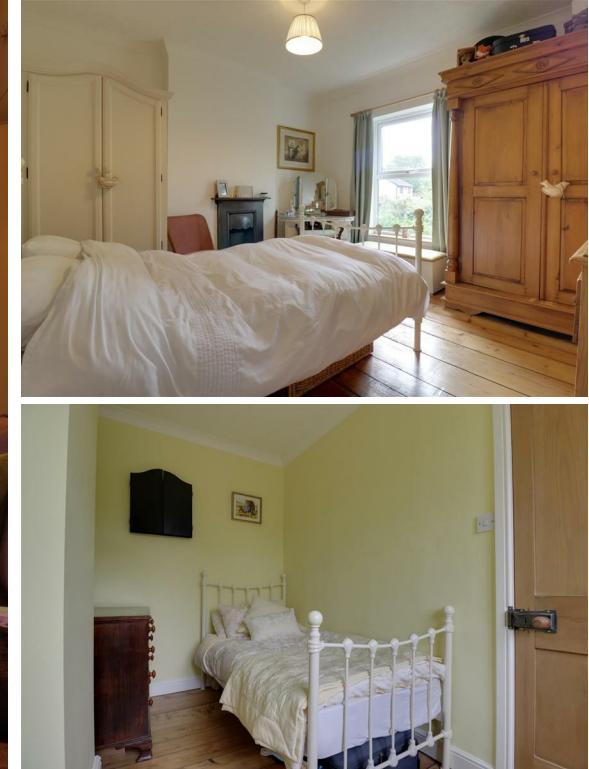
## Council Tax Band

The council tax band for this property is B.

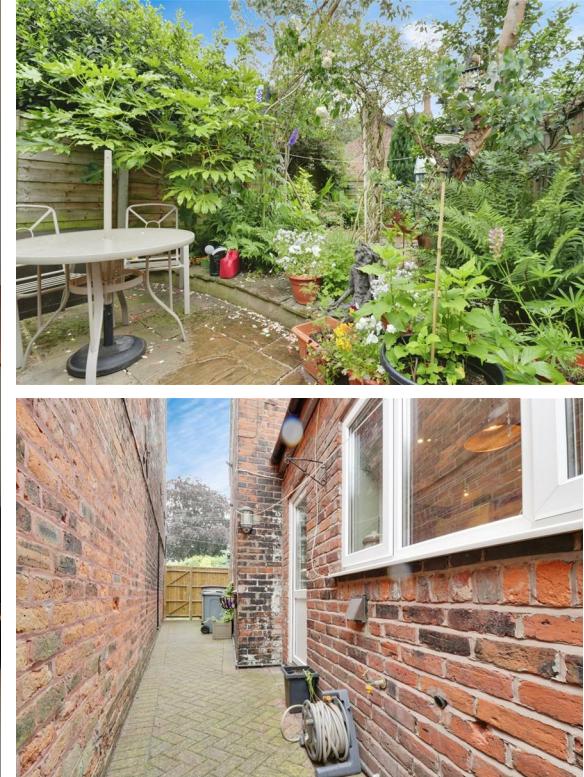
## NB: Tenure

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.

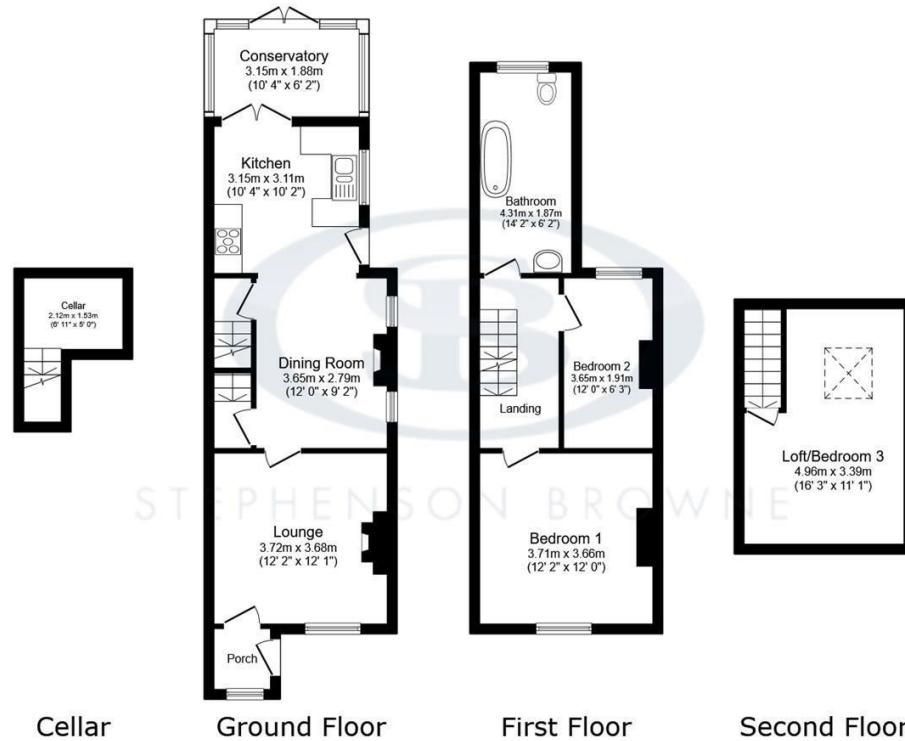
## NB: Copyright



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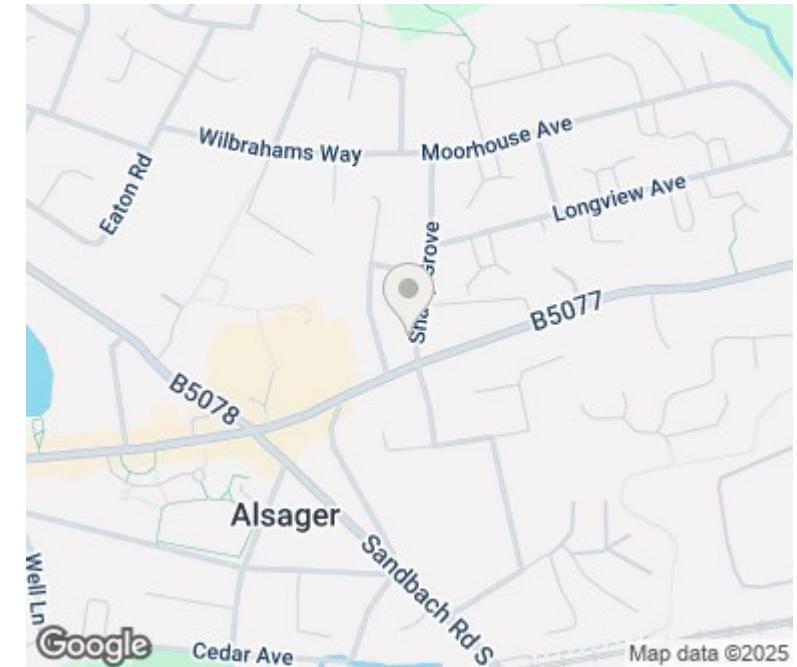


## Floor Plan



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](http://www.Propertybox.io)

## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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 <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.

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