



## 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 a 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.

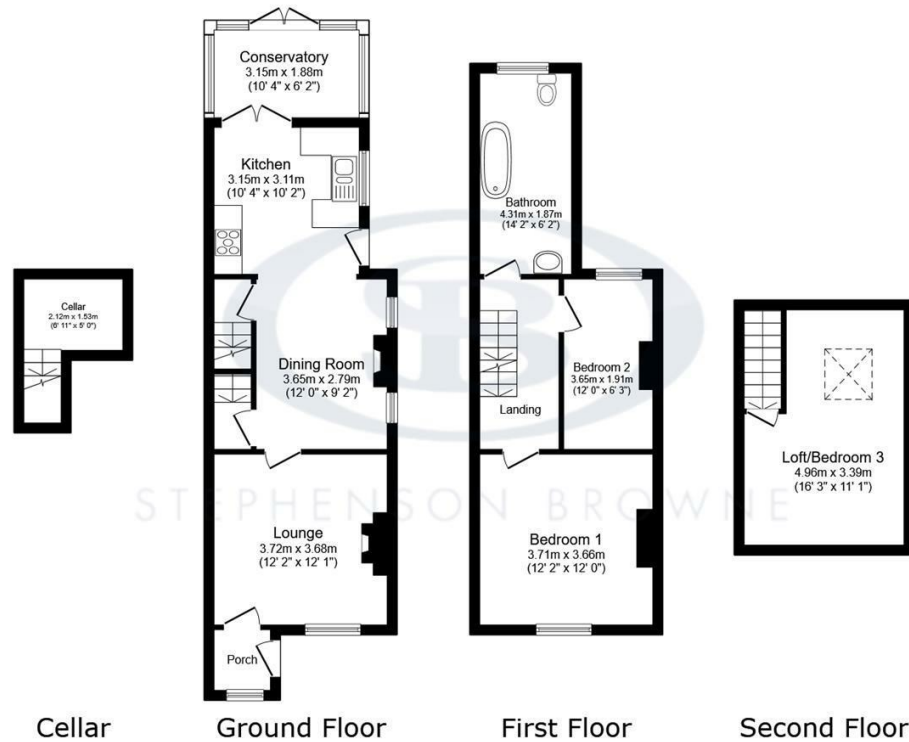
### **NB: Copyright**



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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) <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 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 be the correctness of each theme; (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

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