



STEPHENSON BROWNE

## Baxter Close, Alsager

ST7 2HN



**Asking Price £275,000**

## Description

FREEHOLD TENURE & SUPERBLY APPOINTED THROUGHOUT - Constructed by Jones Homes to, 'The Birch' design - A pristine example of a modern, three bedroom semi-detached property situated on the increasingly popular, 'Barrington Park' development, not too far from Alsager along with its excellent schooling & wide range of amenities.

In brief the property comprises a downstairs cloakroom with white sanitary ware, a spacious & immaculately presented lounge, a modern open-plan kitchen/diner complete with lovely high-gloss units and incorporating an oven, hob and extractor with French doors opening out to the rear garden. To the first floor, there are three good size bedrooms, two of which are generous double bedrooms along with an upstairs family bathroom with stylish three-piece suite.

Externally, the property benefits from a driveway to the front providing off-road parking for two vehicles and an enclosed garden to the rear.

Call Stephenson Browne today to book that all-important viewing on this wonderful family home!



# Room Descriptions

## Entrance Porch

Composite panelled entrance door with double glazed frosted inset. Single panel radiator. Door into:-

## Downstairs WC

2'10" x 4'10"

Two piece suite comprising a low level WC with push button flush and a pedestal wash hand basin with mixer tap and splashback tiling. Single panel radiator. Double glazed frosted window to the front elevation.

## Lounge

15'0" x 14'7"

Stairs to the first floor. Double glazed window to the front elevation. Single panel radiator.

## Kitchen/Diner

14'11" x 9'5"

Range of wall, base and drawer units with work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Space for freestanding fridge freezer. Integrated oven with gas hob and extractor canopy over. Double glazed window to the rear elevation. Double glazed French doors opening to the rear garden. Understairs storage cupboard. Space and plumbing for a washing machine. Space for a slimline dishwasher. Wall mounted gas central heating boiler.

## First Floor Landing

Doors to all rooms. Single panel radiator. Storage cupboard having shelving.

## Principal Bedroom

8'8" x 12'6"

Single panel radiator. Double glazed window to the front elevation. Tv aerial point.

## Bedroom Two

11'7" x 8'1"

Single panel radiator. Double glazed window to the rear elevation. TV aerial point. Loft access point.



### Bedroom Three

6'9" x 9'10"

Double glazed window to the front elevation.

Single panel radiator.

### Family Bathroom

6'5" x 6'6"

Three piece suite comprising of a low level WC with push button flush, pedestal wash hand basin with mixer tap and a panelled bath with mixer tap and shower attachment over. Fully tiled walls. Double glazed frosted window to the rear elevation. Single panel radiator.

### Externally

The front of the property is mainly laid to lawn with border housing shrubs and plants. A block paved driveway to the side provides off road parking for two vehicles. Access gate opening to the rear garden. The rear garden is mainly partially to lawn with decked and paved patio areas providing ample space for garden furniture and outside entertaining. Fenced boundaries. Borders housing a variety of trees, shrubs and plants.

### Council Tax Band

The council tax band for this property is C.

### NB: Tenure

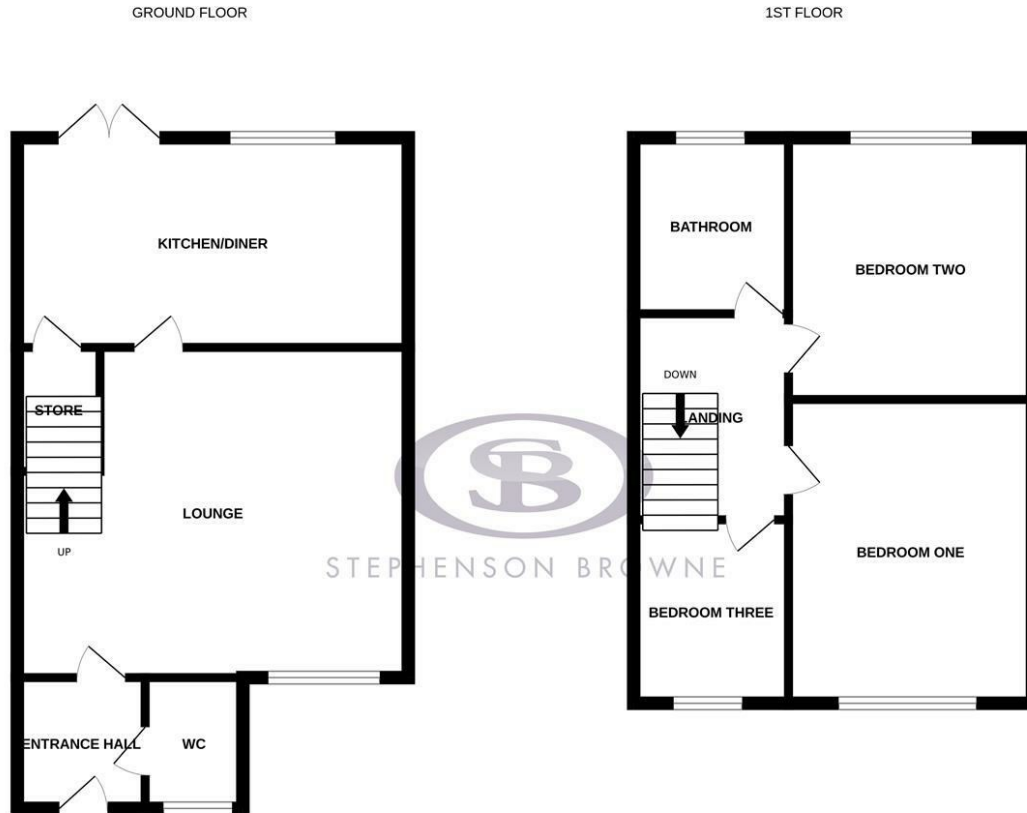
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### NB: Copyright

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

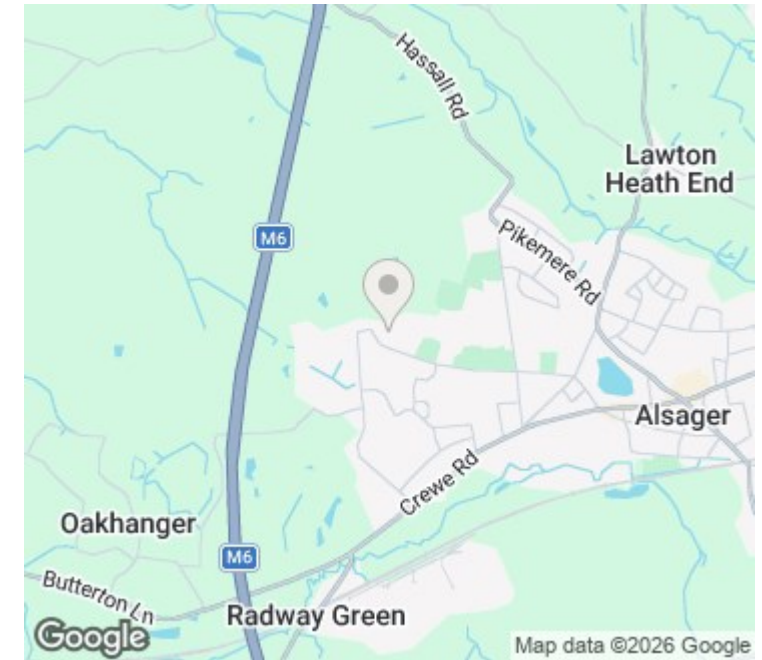


# Floorplans



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		83	
(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 office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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