

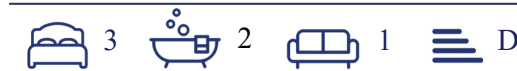


STEPHENSON BROWNE



## Fields Close, Alsager

ST7 2ND



£325,000

## DESCRIPTION

A recently renovated THREE DOUBLE BEDROOM detached home in a quiet cul-de-sac position, presented to an exceptional standard throughout!

A spacious family home which has undergone a full scheme of renovation and refurbishment, and is offered for sale with no onward chain!

An entrance hall leads to the lounge, a gorgeous kitchen/diner with a central island, a downstairs shower room and the third bedroom, whilst upstairs there are two further double bedrooms and another shower room! Ample off-road parking is provided via a recently installed tarmac driveway with a brick-paved border, offering space for multiple vehicles, whilst the rear garden has been landscaped to include patio and lawned areas with new fencing - the ideal space to relax and enjoy the best of the summer sun!

Arguably there are few more convenient locations within Alsager than Fields Close, quite literally walking distance from the town centre whilst retaining a 'tucked away' position just off Fields Road, with easy access to a number of commuting routes such as the M6, A500 and A34. Several schools are also nearby, including Alsager Highfields Foundation Primary School, Alsager School and Excalibur Primary School, with leisure facilities including Alsager Golf & Country Club and Alsager Leisure Centre only a short distance away.

A beautifully presented home in a superb location! Please contact Stephenson Browne to arrange your viewing.





# ROOM DESCRIPTIONS

## **Entrance Hall**

Composite front door, fitted carpet, ceiling light point, radiator, under stairs storage cupboard.

## **Lounge**

15'9" x 10'8"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, feature electric fire/fireplace.

## **Kitchen/Diner**

20'6" x 10'11"

Maximum measurements - Vinyl herringbone effect flooring, UPVC double glazed window and French doors leading to the rear garden, downlights, radiator and tall radiator, stainless steel sink with drainer, wall and base units, integrated hobs, double oven, dishwasher, fridge/freezer, space and plumbing for appliances, breakfast bar, space for a dining table.

## **Bedroom Three**

14'6" x 7'11"

Fitted carpet, UPVC double glazed window and French doors leading to the rear garden, ceiling light point, radiator.

## **Shower Room**

5'5" x 4'10"

Vinyl laminate flooring, downlights, towel radiator, W/C, wash basin with vanity unit, shower cubicle.

## **Landing**

Fitted carpet, ceiling light point, loft access, UPVC double glazed window.

## **Bedroom One**

12'0" x 11'2"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, eaves storage.

## **Bedroom Two**

11'11" x 9'2"

Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, eaves storage.



### **Showers Room**

5'3" x 5'2"

Vinyl laminate effect flooring, skylight window, towel radiator, W/C, wash basin with vanity unit, shower cubicle, ceiling light point, extractor fan.

### **Outside**

To the front of the property is a recently installed tarmacadam driveway with a brick-paved border, providing ample off-road parking for multiple vehicles. The rear garden features lawned and patio areas with recently installed fences, creating an ideal space to relax and enjoy the best of the summer weather!

### **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.

### **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.



# Floorplans

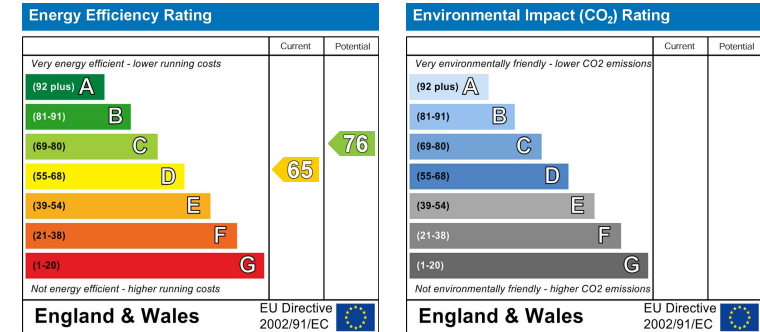


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



# Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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