



STEPHENSON BROWNE

## Station Road, Alsager

ST7 2PF



Offers Over £230,000



## Description

**NO ONWARD CHAIN - CENTRAL LOCATION - SUBSTANTIAL HOME** - A very well presented three bedroom, two reception room end-terraced home with a small, low maintenance courtyard and walking distance to the centre of Alsager!

The front door opens into the hallway giving access to all downstairs rooms, including the useful utility room, downstairs bathroom, study/bedroom four and the spacious open plan lounge/diner opening into the kitchen. To the first floor, three well proportioned double bedrooms and a shower room.

Externally, a low maintenance rear yard is perfect for those looking for a 'lock up and leave' property but also having space for outside dining.

Situated on Station Road, the property is perfectly placed for the wealth of amenities within Alsager, with easy access to transport links such as the A34, A500 and M6. Alsager Train Station is also only a short distance away, with several schools also nearby.

A delightful home which must be viewed to be fully appreciated! Please contact Stephenson Browne to arrange your viewing!



# Room Descriptions

## Entrance Hall

Composite entrance door having frosted glazed insets. Two single panel radiator. Doors to all rooms. Composite door opening to the rear garden. Double glazed frosted window to the side elevation. Wall mounted gas central heating boiler. Storage cupboard.

## Utility Room

9'5" x 5'11" (maximum measurements)  
Wall and base units with work surface over incorporating a 1.5 bowl sink unit with mixer tap. Double glazed frosted windows to the rear elevation. Single panel radiator. Space and plumbing for a washing machine.

## Study

11'10" x 8'7" (maximum measurements)  
Double glazed partially frosted window to the front elevation. Single panel radiator.

## Lounge

10'1" x 12'9" (maximum measurements)  
Double glazed partially frosted windows to the front and side elevations. Double panel radiator. TV aerial point.

## Kitchen Diner

12'8" x 10'5"  
Double panel radiator. Double glazed partially frosted window. Range of wall, base and drawer units with work surfaces incorporating a dual stainless steel sink unit with mixer tap. Integrated oven with grill and induction hob having extractor canopy over. Integrated undercounter fridge.

## Family Bathroom

11'10" x 4'10" (maximum measurements)  
Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and panelled bath with mixer tap having rainfall shower over. Single panel radiator.

## Bedroom One

14'8" x 13'0" (maximum measurements)  
Double glazed windows to the front and side elevations. TV aerial point. Single panel radiator.

## Bedroom Two

10'7" x 12'8"  
Double glazed window to the front elevation. Double panel radiator.



### Bedroom Three

11'6" x 12'8" (maximum measurements)  
Double glazed window to the front elevation.  
Double panel radiator. TV aerial point. Loft access point.

### Shower Room

7'3" x 8'6" (maximum measurements)  
Three piece suite comprising a low level WC with push button flush, vanity wash hand basin with mixer tap and corner shower cubicle with rainfall shower over. Double glazed window to the side elevation. Single panel radiator.

### Externally

### Council Tax Band

The council tax band for this property is D.

### 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.

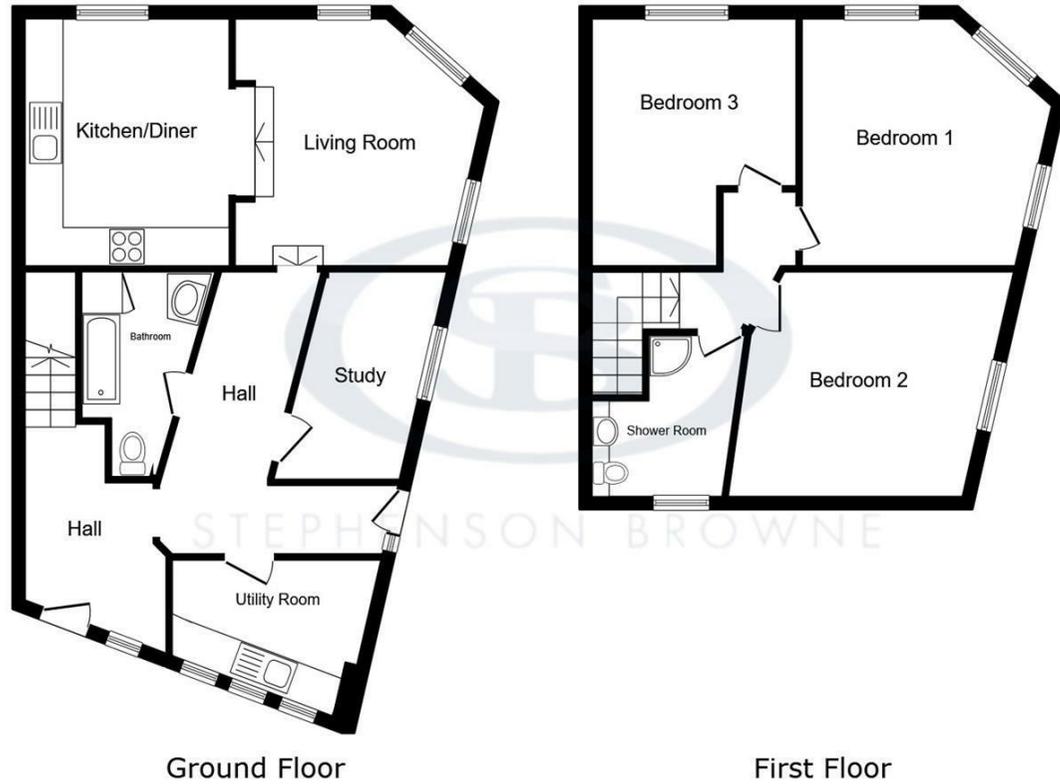


### Alsager AML Disclosure

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



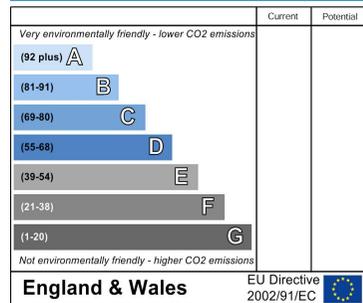
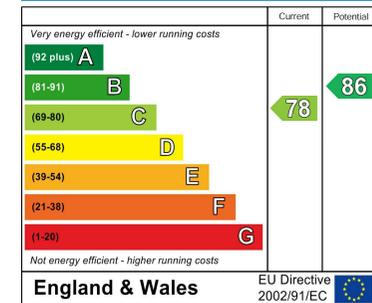
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# EPC Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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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[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)