



STEPHENSON BROWNE

## Fields Close, Alsager

ST7 2ND



£275,000

## Description

NO ONWARD CHAIN - CLOSE TO ALSAGER CENTRE - GENEROUS REAR GARDEN - Located close to Alsager Village and it's many amenities, Stephenson Browne welcome this superb opportunity to purchase this three double bedroom, link detached dormer bungalow at the head of the cul-de-sac on Fields Close, offering well planned accommodation throughout.

In brief the property comprises:- Entrance hall providing access to the first floor, family bathroom having a white suite with shower over bath, a light and bright lounge to the front, kitchen with a range of units and fitted oven, hob and undercounter fridge, and a ground floor third bedroom. To the first floor, two further double bedrooms, both having access into the eaves storage and two storage cupboards from the landing. The property has been recently redecorated and benefits from new carpets, ready to bring your furniture and move straight in!

Externally, the property offers a very sizeable rear garden with laid to lawn, patio area and decorative shrubs and bushes. To the front, is a driveway to fit multiple cars and access to the garage.

Properties in Fields Close are not marketed very often, so to ensure you don't miss out on this fabulous dormer bungalow, call Stephenson Browne today to arrange a viewing!



# Room Descriptions

## Entrance Hall

UPVc panelled entrance door having glazed frosted insets. Single panel radiator. Stairs to the first floor. Good sized understairs storage cupboard having light. Doors to all rooms.

## Lounge

15'11" x 10'11"

Double glazed window to the front elevation. Double panel radiator. TV aerial point. Wall mounted electric fire.

## Kitchen

11'1" x 7'10"

A range of wall, base and drawer units with roll top work surfaces over incorporating a 1.5 bowl sink unit with drainer and mixer tap. Integrated oven, electric hob and extractor canopy over. Space for a microwave. Space for a washing machine. Integrated undercounter fridge. Wood panelled door having glazed insets opening to the rear garden. Modern vertical radiator.



## Family Bathroom

4'5" x 8'1"

## Bedroom Three

9'11" x 12'2"

Modern vertical radiator. Double glazed window to the rear elevation.



## First Floor Landing

Doors into both upstairs bedrooms. Two storage cupboards, one having a radiator. Double glazed window to the side elevation.

## Bedroom One

11'3" x 11'10"

Double glazed window to the rear elevation. Single panel radiator. Eaves storage.



## Bedroom Two

9'0" ext to 11'10" x 11'10"

Eaves storage. Double glazed window to the front elevation. Single panel radiator.



### Externally

The property is approached by a paved driveway providing off road parking and leading to an attached garage. The front garden is mainly laid to lawn with borders housing a range of trees, shrubs and plants. Pathway and access gate to the rear garden. The rear is mainly laid to lawn with a range of trees, shrubs and bushes giving the garden a great degree of privacy. Paved patio area providing space for garden furniture.

Greenhouse.

### Garage

16'5" x 7'11"

Up and over door to the front. Double glazed window to the rear. Courtesy stable style door to the rear. External tap. Storage cupboards with work surface over. Power and lighting.

### 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.

### Council Tax Band

The council tax band for this property is C.

### NB: Tenure

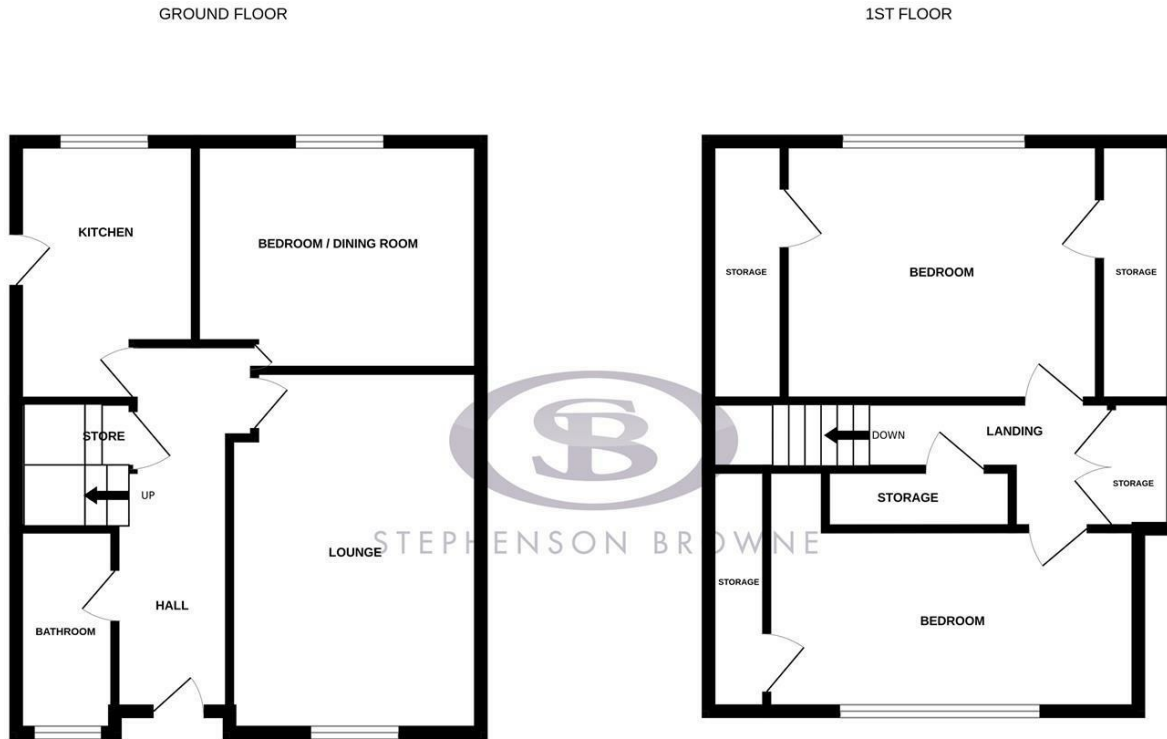
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### NB: Copyright

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# 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		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) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
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>72</b>	<b>England &amp; Wales</b>
		<b>84</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.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice 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 the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

**T: 01270 883130 E: alsager@stephensonbrowne.co.uk**

[www.stephensonbrowne.co.uk](http://www.stephensonbrowne.co.uk)