



**17 Fields Road**

ST7 2NA

**£280,000**



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STEPHENSON BROWNE

A spacious period semi-detached family home on a highly sought-after road close to the centre of Alsager, offered for sale with no onward chain and full of potential!

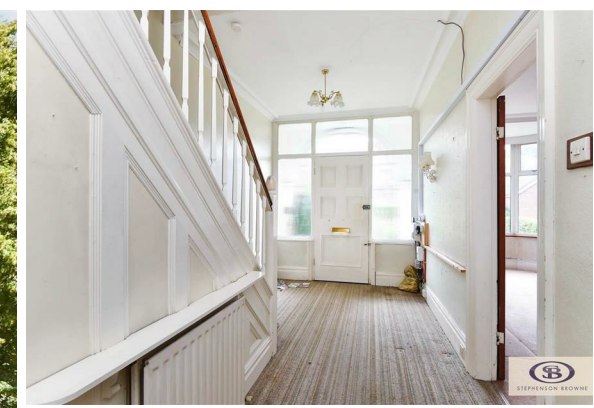
This three bedroom home requires modernisation throughout but offers well-proportioned accommodation, with a number of period features and character.

A welcoming entrance hallway leads to two reception rooms and the kitchen, with a further utility room which leads into a sun room at the rear, which could potentially be used as a fourth bedroom and also benefits from a downstairs W/C. To the first floor are three generous bedrooms and a family bathroom.

Off-road parking is provided via a paved driveway to the front of the property, whilst the rear garden features lawned and patio areas, ideal for families looking to make the most of the summer weather!

Arguably there are few more convenient locations within Alsager than Fields Road, quite literally walking distance from the town centre whilst retaining a 'tucked away' position, 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 characterful and deceptively spacious family home which could be an ideal blank canvas for a new owner to put their own stamp on their home, whilst retaining some superb period features and charm! Offered for sale with no onward chain, please contact Stephenson Browne to arrange your viewing.



**Entrance Hallway**

**Lounge**

17'7" x 11'3"

**Dining Room**

16'10" x 11'3"

**Kitchen**

12'1" x 8'0"

**Utility Room**

11'4" x 6'0"

**Sun Room**

13'9" x 8'6"

**Downstairs W/C**

**Landing**

**Bedroom One**

14'7" x 11'3"

**Bedroom Two**

13'11" x 11'2"

**Bedroom Three**

10'11" x 8'2"

**Bathroom**

9'2" x 8'1"

**Outside**

To the front of the property is a paved driveway, whilst the rear garden features lawned and patio areas.

**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.

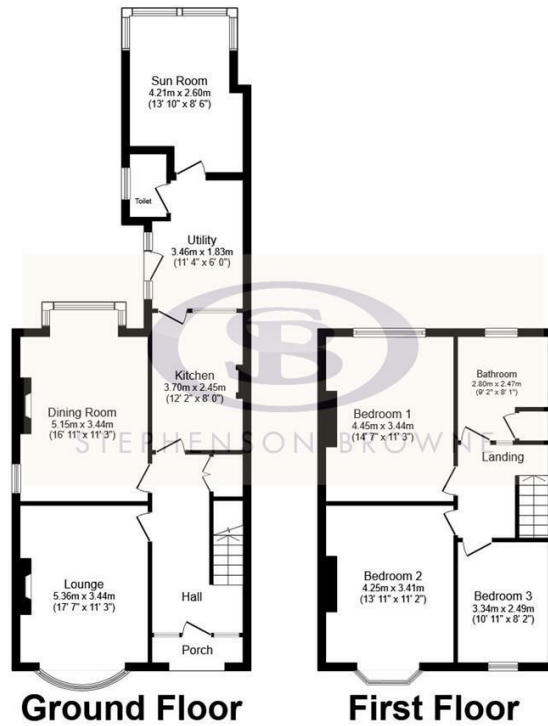
**NB: Copyright**

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## Floor Plan



Total floor area 131.6 m<sup>2</sup> (1,416 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

## 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

## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	82

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	

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