



## 21 Ashmores Lane

ST7 2LN

**£250,000**



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STEPHENSON BROWNE



A beautifully presented three bedroom semi-detached home with a generous garden and walking distance to the centre of Alsager!

Perfectly blending period character with contemporary living, this stylish home retains a number of period features whilst also benefiting from a gorgeous kitchen/diner and a host of integrated appliances.

The front door opens into the spacious lounge having French doors opening to the rear garden. An inner hallway gives access to the cellar and an open kitchen/diner with ground floor bathroom off. To the first floor there are three spacious double bedrooms of similar size.

The real surprise to this property is the generous, rear garden which features a secluded patio area, lawn and further raised area to the rear suiting a variety of uses. The size of the rear garden lends itself to extension (subject to planning permission). The garden offers an excellent degree of privacy and is ideal for families with children and/or pets!

Situated on Ashmores Lane, just off Lawton 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!





### Lounge

11'11" x 22'2"

uPVC panelled entrance door opening into the lounge. Double glazed window to the front elevation. Double glazed French doors opening to the rear garden. Double panel radiator. TV aerial point. Telephone point. Door into:-



### Inner Hall

Door into the cellar. Opening into:-

### Kitchen/Diner

20'6" x 11'5"

Range of wall, base and drawer units with roll top work surfaces over incorporating a stainless steel 1.5 bowl sink unit with drainer and mixer tap. Integrated oven with gas hob and extractor canopy over. Space for washing machine. Space for undercounter fridge. Splashback tiling. Double panel radiator. uPVC panelled door with double glazed frosted inserts opening to the rear garden. Double glazed window to the rear elevation. Velux skylight. Stairs to the first floor. Door into:-



### Family Bathroom

11'10" x 5'5"

Three piece suite comprising a low level wc with push button flush, pedestal wash hand basin with splashback tiling and a panelled bath with electric shower over. Partly tiled walls. Heated towel rail. Inset spotlighting. Double glazed frosted window to the side elevation. Storage cupboard housing the wall mounted gas central heating boiler.



### First Floor Landing

Doors to all rooms. Loft access point.

### Bedroom One

11'6" x 10'9"

Double glazed window to the rear elevation. Double panel radiator.



### Bedroom Two

11'1" x 11'11"

Double glazed window to the front elevation. Double panel radiator.



### Bedroom Three

8'10" x 10'10"

Double glazed window to the rear elevation. Double panel radiator. Built in wardrobe with hanging rails.





### **Externally**

The front garden is paved for ease of maintenance with pathway to the front door and to the side of the property with an access gate to the rear garden. To the rear there is a block paved patio area providing secluded and ample space for garden furniture. Mainly laid to lawn with a raised area providing space for outside storage or a further patio area. Fenced and walled boundaries. Outside tap

### **Council Tax Band**

The council tax band for this property is C.

### **NB: Tenure**

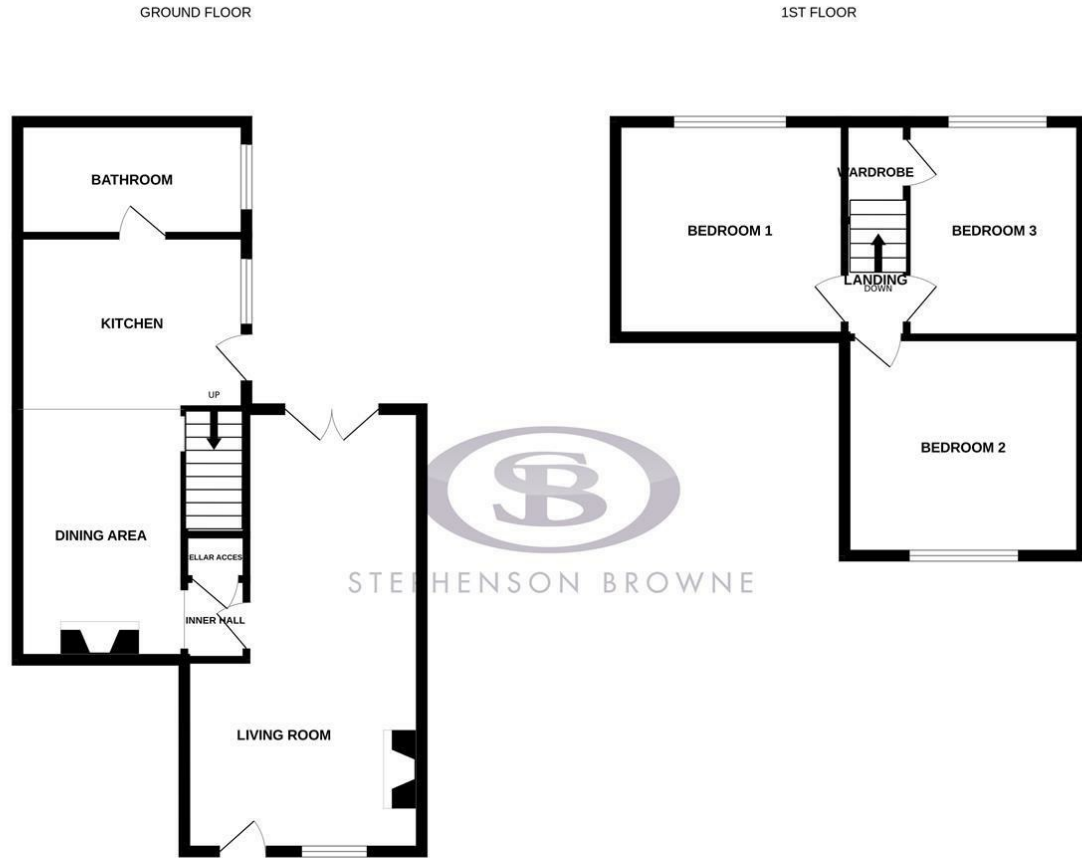
We have been advised that the property tenure is FREEHOLD we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **NB: Copyright**

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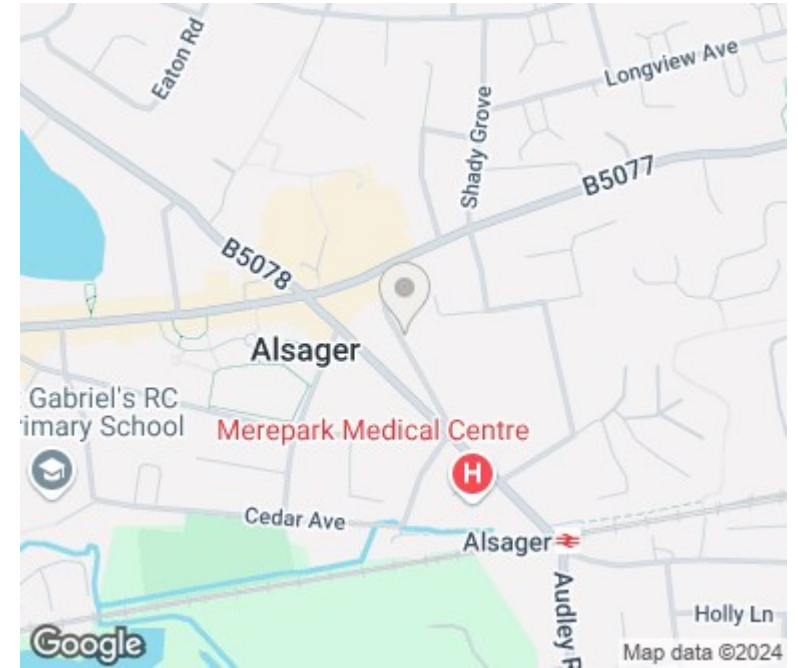


# Floor Plan



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



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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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