



**40 Cheshire Crescent**  
ST7 2FE  
**£260,000**



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STEPHENSON BROWNE

**CUL-DE-SAC LOCATION - IDEAL FIRST TIME BUY** - A beautifully styled, turn-key three bedroom semi detached home located on Duncan Road. Situated on the highly desired Scholars Place development, constructed by David Wilson, you are conveniently close to Alsager town and it's local amenities including the High School, Sports Hub and Leisure Centre all within walking distance. This wonderful property provides excellent accommodation for a range of buyers whether you are an upsizing family, investor or looking to take that first step onto the property ladder!

Upon entry, you welcomed into the entrance hall with access to the downstairs WC as well as the cosy yet spacious lounge. On from here is the inner hall with stairs to the first floor and entry into the kitchen diner, a bright and airy room courtesy of the UPVC French doors opening to the garden. Comprising of a range of contemporary gloss units, you have all of the integral appliances you could need and plenty of space for a family dining table. The first floor is home to two generous double bedrooms, with the principal enjoying it's own en-suite shower room, a well proportioned single bedroom and finally a family bathroom with three piece suite.

Externally, the property boasts a great position on the development in a cul-de-sac location with parking to suit two cars. To the rear is a well maintained, landscaped garden offering Indian stone paving and lawn.

To truly appreciate the size, internal condition and favourable position of Cheshire Crescent, early viewings come highly recommended. Call Stephenson Browne today to arrange yours and avoid missing out!



### **Entrance Hall**

Composite entrance door. Single panel radiator. Door into:-

### **Downstairs WC**

5'3" x 3'2"

Two piece suite comprising a low level wc with push button flush and a pedestal wash hand basin with mixer tap and splashback tiling. Single panel radiator.

### **Lounge**

14'11" x 11'11"

Double glazed window to the front elevation. Two single panel radiators. Multimedia point having TV aerial points and telephone points. Understairs storage cupboard. Door into:-

### **Inner Hallway**

Stairs to the first floor. Single panel radiator. Door into:-

### **Kitchen Diner**

10'9" x 15'5"

Range of wall, base and drawer units with work surfaces over incorporating a stainless steel single drainer sink unit with mixer tap. Integrated oven with gas hob and extractor canopy over. Integrated fridge freezer, dishwasher and washing machine. Undercounter lighting. Splashback tiling. Double panel radiator. Double glazed window to the rear elevation. Double glazed French doors opening to the rear garden.



### **First Floor Landing**

Doors to all rooms. Loft access point. Storage cupboard with hanging rail and shelving.

### **Principal Bedroom**

9'4" x 10'8"

Two double glazed windows to the rear elevation. Single panel radiator.

### **En-Suite Shower Room**

6'5" x 4'6"

Three piece suite comprising a low level WC with push button, pedestal wash hand basin with mixer tap and splashback tiling, and a shower cubicle with shower over. Heated towel rail. Shaver point.



### **Bedroom Two**

8'1" x 12'7"

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

### **Bedroom Three**

7'6" x 7'1"

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



### **Family Bathroom**

6'0" x 6'4"

Three piece suite comprising a low level WC with push button, pedestal wash hand basin with mixer tap and splashback tiling, and a panelled bath with mixer tap. Heated towel rail. Partially tiled walls.

### **Externally**

The front of the property is approached by a tarmac driveway providing parking for two vehicles. Paved pathway leading down the side of the property to the rear garden. The rear garden is partially laid to lawn with a paved patio area providing ample space for garden furniture. Fenced boundaries.

### **Council Tax Band**

The council tax band for this property is C.

### **NB: Tenure**

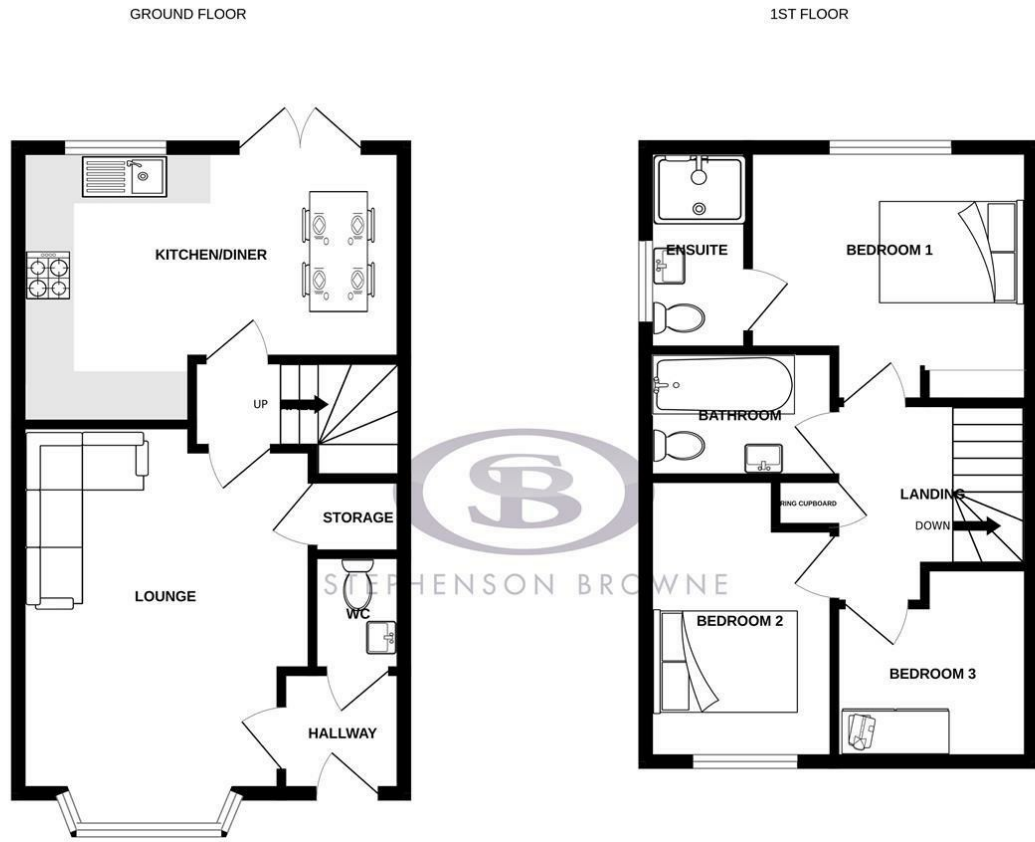
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

### **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			96
(81-91) B		84	
(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	

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	

## 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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