



6 Samuel Jones Way

ST7 2UY

Offers In The Region Of £275,000



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STEPHENSON BROWNE

CORNER PLOT, WELL PRESENTED FAMILY HOME - A well presented, three bedroom detached home positioned on the increasingly popular 'Hall Park Drive' development being only a short distance from Alsager town centre and its well regarded local schooling and local amenities. The property also benefits from an enviable corner position and also enjoying far reaching open countryside views on your doorstep.

Constructed by Prospect Homes to their 'Hairbell' design, this brilliant home offers well-planned accommodation and boasts a welcoming hallway, ground floor WC, kitchen/diner with fitted appliances and a pleasant lounge with French doors opening to the rear garden. To the first floor, there are three double bedrooms and a family bathroom.

Externally, there is a great size garden to the rear and to the side, with driveway parking.

A viewing is highly recommended to appreciate the properties position and well planned accommodation. Contact Stephenson Browne to arrange your all important viewing!



Entrance Hall

Composite entrance door having double glazed frosted insets. Doors to all rooms. Stairs to the first floor. Single panel radiator.

Lounge

15'6" x 11'4"

Double glazed window to the front elevation. Single panel radiator. Double glazed French doors opening to the rear garden. Understairs storage cupboard. TV aerial and telephone points.

Kitchen/Diner

9'10" x 15'5"

Double glazed windows to the side and front elevations. 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 dishwasher, washing machine, fridge/freezer and oven with gas hob and extractor canopy over. Wall mounted gas central heating boiler. Single panel radiator.

Downstairs WC

3'10" x 3'3"

Two piece suite comprising a low level wc with push button flush and a vanity wash hand basin with mixer tap, tiled splashback and storage cupboard below. Single panel radiator. Double glazed frosted window to the front elevation.

First Floor Landing

Single panel radiator. Doors to all rooms. Loft access point.

Bedroom One

8'4" x 11'5"

Double glazed window to the front elevation. Single panel radiator. Storage cupboard with hanging rail.

Bedroom Two

11'4" (13'3" max) x 8'6"

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

Bedroom Three

7'9" x 6'8"

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

Family Bathroom

6'7" x 5'6"

Double glazed frosted window to the side elevation. Three piece suite comprising a low level wc with push button flush, pedestal wash hand basin with mixer tap and paneled bath with shower over. Shaver point. Heated towel rail.



Externally

The property is positioned on a corner plot having gardens to three sides. The front and side gardens are mainly laid to lawn with hedged boundary and paved pathway to the front door. A driveway to the side provides parking for two vehicles with an access gate leading to the rear garden. The rear garden is mainly laid to artificial lawn with paved patio area providing ample space for garden furniture. External power point. External tap.

Council Tax Band

The council tax band for this property is D.

NB: Tenure

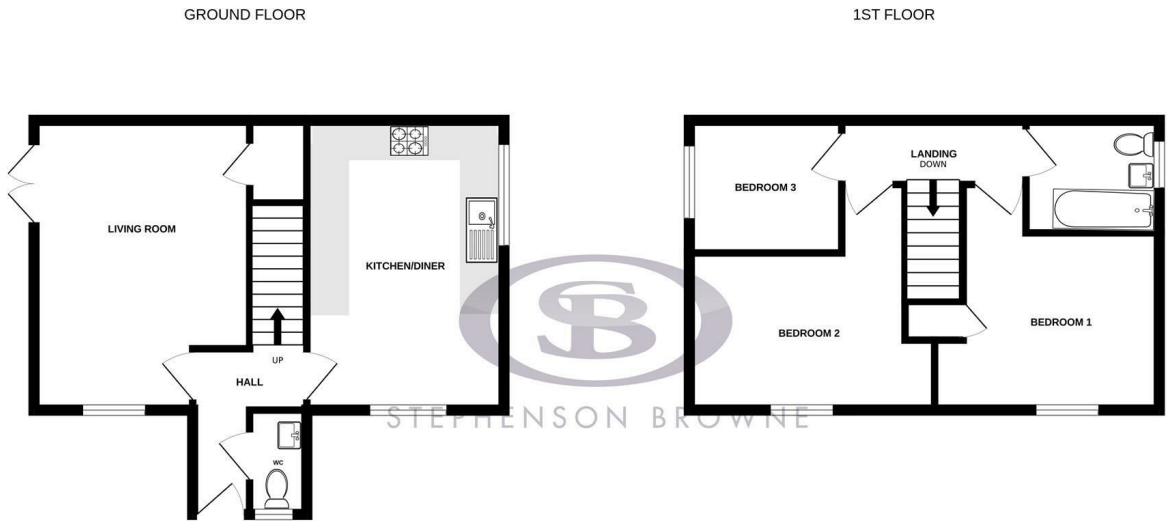
We have been advised that the property tenure is LEASEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts. We have been advised there is an annual service charge of approximately £175 and ground rent of £250 per annum.

NB: Copyright

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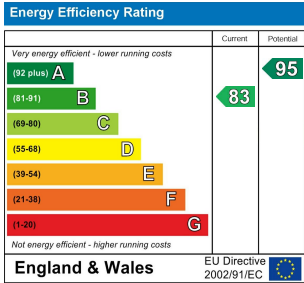


Floor Plan



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



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

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