



32 Eaton Road

ST7 2BQ

£310,000



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STEPHENSON BROWNE

A SPACIOUS THREE BEDROOM LINK-DETACHED FAMILY HOME WITH A GARAGE AND GENEROUS REAR GARDEN!

A beautifully presented link-detached property which is most definitely ready to move into, and would make an ideal family home. This home offers much more than you may initially expect, having been fully modernised in recent years and further improved by the current sellers who have created a stunning home!

An entrance hallway leads to a well-proportioned lounge, with a stylish kitchen/diner featuring French doors which lead to the rear garden, whilst a very useful utility room and downstairs W/C complete the ground floor. Upstairs there are three sizeable bedrooms and a family shower room.

Ample off-road parking is provided via a full-width brick-paved driveway and garage, whilst the rear garden features patio and lawned areas, with a slate seating area, storage shed and summerhouse. Fully enclosed and south-westerly facing, this garden is a real sun-trap and perfect for families with children and/or pets who are looking to make the most of the summer weather!

Eaton Road is perfectly placed for the wealth of amenities within Alsager, with several schools including Pikemere County Primary School, Alsager School and Alsager Highfields Foundation Primary School all within close proximity. Commuting links such as the M6, A500 and A34 are also within easy reach.

A superb family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Composite front door, fitted carpet, ceiling light point, feature tall radiator, under stairs storage featuring restricted headroom door providing integral access to the garage.

Lounge

13'7" x 11'4"

Fitted carpet, UPVC double glazed window, ceiling light point, feature tall radiator.

Dining Room

10'10" x 7'9"

Vinyl laminate effect flooring, UPVC double glazed French doors leading to the rear garden, ceiling light point, radiator, opening into;

Kitchen

10'10" x 9'9"

Vinyl laminate effect flooring, UPVC double glazed window, downlights, sink and drainer, chrome towel radiator, wall and base units providing ample storage, Zanussi double oven and five-ring gas hobs, splashback.

Utility Room

6'3" x 6'2"

Maximum measurements - Vinyl laminate effect flooring, ceiling light point, chrome towel radiator, space and plumbing for appliances, work surface, shelving for storage.

Downstairs W/C

5'9" x 3'9"

Vinyl laminate effect flooring, UPVC double glazed window, downlight, radiator, Baxi combi boiler, W/C, wash basin with vanity unit.

Landing

Fitted carpet, UPVC double glazed window, ceiling light point, loft access.

Bedroom One

13'5" x 10'10"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobe.

Bedroom Two

11'4" x 10'9"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, airing cupboard.

Bedroom Three

9'5" x 7'3"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, currently used as an office space.



Shower Room

8'1" x 7'3"

Vinyl flooring, two UPVC double glazed windows, downlights, extractor fan, towel radiator, W/C, wash basin with vanity unit, rainfall shower.

Outside

To the front of the property is a full-width brick paved driveway, whilst the generous rear garden features a patio and lawn, with a slate seating area, border beds with mature shrubs, a storage shed and a summerhouse with power. There is also an outside power point and water tap.

Garage

UPVC double doors to the front, UPVC door leading into the rear garden, heated with power and lighting with a water tap.

Council Tax Band

The council tax band for this property is D.

NB: Tenure

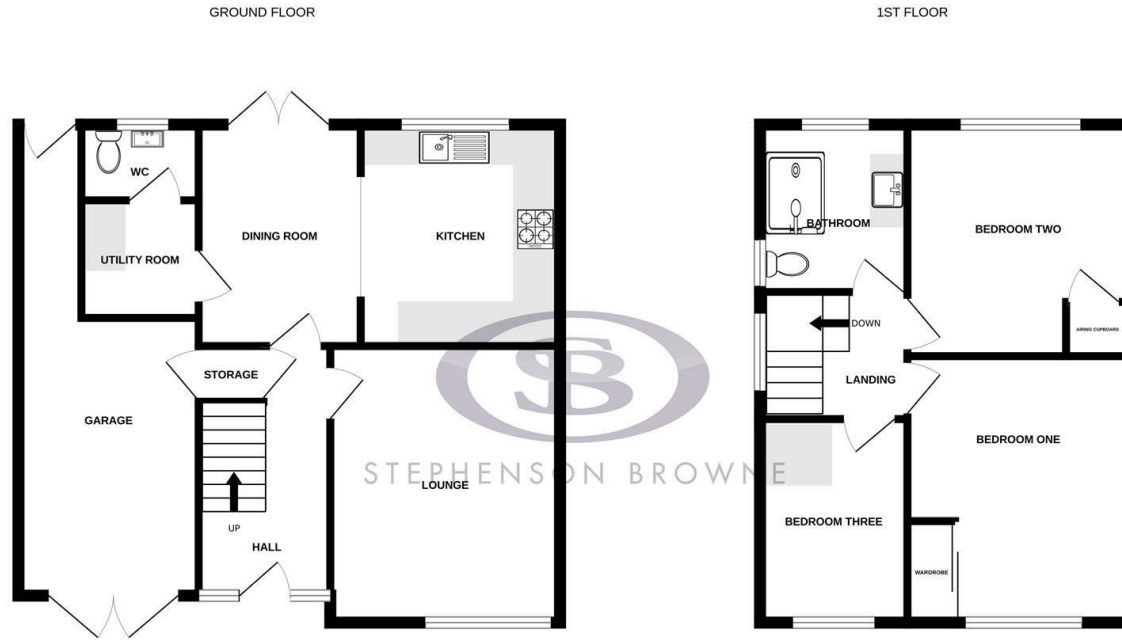
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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Floor Plan



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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		68	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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