



## 6 Lynton Place

ST7 2AH

**£250,000**



2



1



2



E



STEPHENSON BROWNE



An extended two bedroom semi-detached period home right in the heart of Alsager, offered for sale with no onward chain!

A characterful home which is full of period features and charm, this semi-detached property has Alsager town centre practically on its doorstep! Offered for sale with no onward chain, this property is arguably in one of the most convenient positions within the local area.

An entrance hallway leads to two well-proportioned reception rooms, with a kitchen and downstairs W/C with rear porch completing the ground floor. Upstairs are two double bedrooms and a sizeable bathroom. The property features a mainly paved garden area with borders to the front and rear, alongside rear gated access and a garage.

Lynton Place is just off Sandbach Road North in the centre of Alsager, with easy access to commuting links such as the M6, A500 and A34, whilst Alsager train station is within walking distance. Several schools are also nearby, including Alsager Highfields Foundation Primary School, Alsager School and St Gabriel's RC Primary School.

Featuring high ceilings, bay and arched windows and an abundance of character, this superb home is an ideal blank canvas for you to create a stunning property! Please contact Stephenson Browne to arrange your viewing.





### **Entrance Hall**

Composite front door, timber framed single glazed arch window, fitted carpet, ceiling light point, storage cupboard.

### **Front Reception Room**

17'0" x 13'4"

Maximum measurements into bay window - Fitted carpet, timber framed single glazed window and bay window, radiator, ceiling light point, gas fire.

### **Rear Reception Room**

17'0" x 11'11"

Fitted carpet, two timber framed single glazed windows, ceiling light point, two radiators, gas fire, access to the cellar.

### **Kitchen**

14'3" x 7'10"

Tiled flooring, timber framed single glazed window, downlights, one and a half bowl sink with drainer, integrated double oven, gas hobs, cooker hood, tiled splashback, radiator, storage cupboard.

### **Rear Hall**

Tiled flooring, ceiling light point, timber door to rear porch.

### **Downstairs W/C**

Timber framed single glazed window, wall-mounted electric heater, ceiling light point, W/C.

### **Rear Porch**

Quarry tiled flooring, timber framed single glazed window and rear door, wall light point.

### **Landing**

Fitted carpet, two ceiling light points, radiator, loft access.

### **Bedroom One**

12'9" x 10'11"

Fitted carpet, timber framed single glazed window, ceiling light point, radiator, storage cupboard.

### **Bedroom Two**

12'1" x 8'11"

Fitted carpet, timber framed single glazed window, ceiling light point, radiator.

### **Bathroom**

9'5" x 7'10"

Tiled flooring, tiled walls, timber framed single glazed window, ceiling light point, radiator, airing cupboard, W/C, pedestal wash basin, bath with mains shower.



### **Outside**

To the front of the property is a bedded garden area with a paved path extending to the side of the property, whilst the rear garden is mainly paved with gated rear access, border with mature shrubs and gravel edging.

### **Garage**

A useful adjoining garage for storage, with up and over door.

### **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**

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.





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.  
Made with Metropix ©2025

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(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.

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

13 Crewe Road, Alsager, Stoke On Trent, ST7 2EW  
T: 01270 883130 E: alsager@stephensonbrowne.co.uk W: www.stephensonbrowne.co.uk