



**75 Station Road**

ST7 2PD

**Guide Price £265,000**



2



1



2



D



STEPHENSON BROWNE

A two bedroom Victorian semi-detached home in the heart of Alsager, offered for sale with no onward chain!

In arguably one of the most convenient locations within Alsager, this spacious home on Station Road would make an ideal family home and is a real blank canvas for a buyer to truly make it their own!

An entrance hallway leads to two reception rooms, with a kitchen and downstairs W/C completing the ground floor. Upstairs there are two spacious bedrooms and a four-piece family bathroom with a bath and separate shower, with a very useful loft room to the second floor accessed via a staircase from the landing, which could be fully converted to a third bedroom (subject to planning permission and building regulations).

Off-road parking is provided via a brick-paved driveway to the front of the property, whilst the rear garden features a mostly lawned garden with a patio area, with rear access from Cross Street (formerly featuring a garage with rear access).

Station Road is an ideal location in the heart of Alsager, close to the wealth of amenities within the town centre itself, as well as commuting routes such as the M6, A500 and A34. Several schools are within easy reach, including Alsager School and St Gabriel's RC Primary School, with The Mere also only a short distance away. Leisure facilities such as Alsager Leisure Centre and Alsager Sports Hub are also nearby.

A characterful home with a huge amount of potential, offered for sale with no onward chain! Please contact Stephenson Browne to arrange your viewing.



### **Entrance Hall**

UPVC double glazed front door, laminate flooring, ceiling light point, radiator.

### **Front Reception Room**

11'9" x 9'10"

Laminate flooring, UPVC double glazed bay window, ceiling light point, radiator.

### **Rear Reception Room**

13'3" x 11'10"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator, access to cellar.

### **Kitchen**

10'4" x 7'11"

Tiled flooring, UPVC double glazed rear door and window, ceiling light point, radiator, stainless steel sink with drainer, tiled splashback, integrated oven, gas hobs and cooker hood.

### **Downstairs W/C**

6'5" x 3'11"

Tiled flooring, UPVC double glazed window, ceiling light point, radiator, extractor fan, W/C, wash basin, part tiled walls.

### **Landing**

Fitted carpet, downlights, two radiators, stairs leading to the loft room.

### **Bedroom One**

13'3" x 12'0"

Laminate flooring, two UPVC double glazed windows, downlights, radiator.

### **Bedroom Two**

9'11" x 8'8"

Laminate flooring, UPVC double glazed window, downlights, radiator.

### **Bathroom**

9'11" x 7'11"

Tiled flooring, two UPVC double glazed windows, radiator, downlights, part tiled walls, corner bath, W/C, wash basin, shower cubicle.

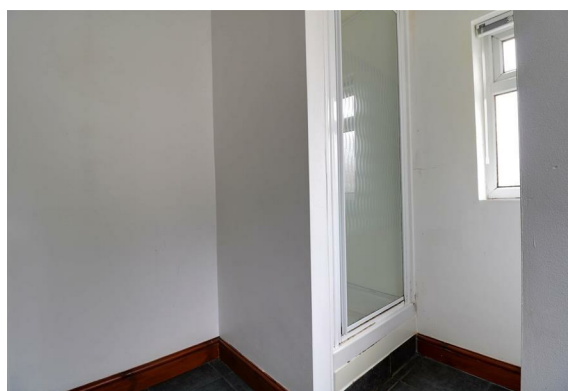
### **Loft Room**

12'4" x 8'3"

Minimum measurements - a useful loft room with laminate flooring, downlights, storage recess - potential for a full conversion subject to planning permission and building regulations.

### **Outside**

To the front of the property is a brick paved driveway, whilst the rear garden features lawned and patio areas.



**Council Tax Band**

The council tax band for this property is C.

**NB: Tenure**

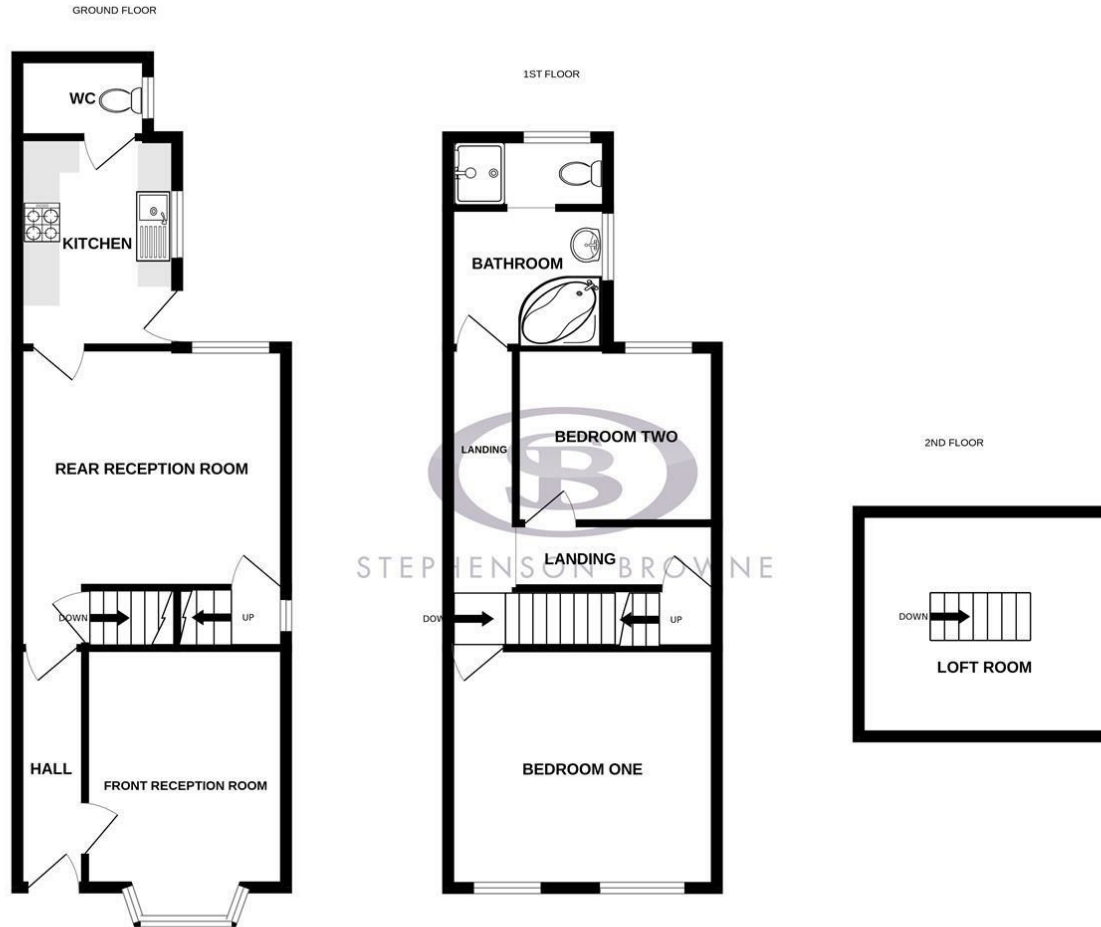
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

**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			81
(81-91) B			
(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.

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