



22 Linley Grove

ST7 2PS

£215,000



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STEPHENSON BROWNE

CLOSE TO ALSAGER TRAIN STATION - This THREE BEDROOM SEMI DETACHED home is located on Linley Grove, a popular area of Alsager conveniently close to the train station, Excalibur Primary School and just a short distance from the town along with it's many amenities! Whether you are looking to get onto the property ladder or are a growing family, this is a superb opportunity.

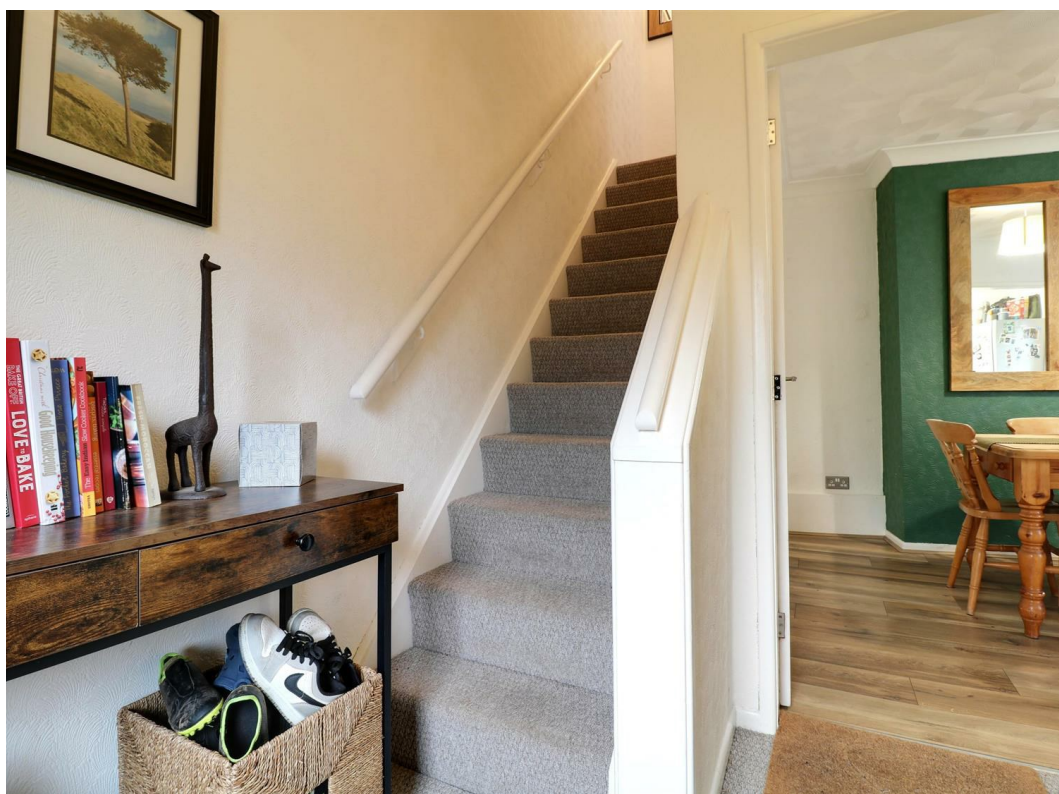
In brief, the property comprises of an entrance hallway with access to a superb dining area which is open plan to the kitchen. Comprising of a range of wall, base and drawer units with working surfaces over and space for all of the necessary appliances such as: cooker, fridge freezer, sink with drainer and washing machine! Via double doors, you are welcomed into the generous lounge, enjoying a large UPVC window letting in floods of natural lighting, and you will find a brilliant extra reception room in the form of the conservatory.

To the first floor, you will find two exceptionally well-proportioned double bedrooms, both enjoying fitted wardrobes, a good size single bedroom and a family bathroom with three piece suite, and over the bath shower.

Externally, the property possesses a fantastic frontage, offering a driveway suitable for approximately three cars as well as an easy to maintain garden hosting a range of shrubs and plants. The South West facing rear garden is also low maintenance, with patio ideal for seating and landscaped sectors filled with slate chippings and numerous decorative plants, flowers and bushes.

Situated on Linley Grove, the property is perfectly placed for the wealth of amenities within Alsager, as well as Alsager Train Station which is only a short distance away. Commuting routes such as the M6, A500 and A34 are only a short distance away, whilst several schools are also nearby, including Excalibur Primary School.

To truly appreciate everything this wonderful home has to offer, early viewings are advised! Call Stephenson Browne today to arrange yours!



Entrance Hall

With fitted carpet, radiator, ceiling light fitting, coving to the ceiling, ample sockets, stairs to the first floor and door to...

Dining Room

13'2" x 8'10"

A great open plan space with coving to the ceiling, ceiling light fitting, laminate flooring, ample sockets, UPVC double glazed window to side elevation, door accessing under the stairs storage, double doors to the lounge and open plan into...

Kitchen

Comprising of a range of wall, base and drawer units with working surfaces over and tiled splashbacks, integrated sink with drainer and the space for: fridge freezer, washing machine and cooker! Having tiled flooring, ceiling light fitting, ample sockets, UPVC double glazed window to front elevation and UPVC door with double glazed insert opening to the side elevation of the property.

Lounge

16'3" x 10'5" (max measurements)

Having a UPVC double glazed window to the rear, radiator, fitted carpet, coving to the ceiling, ceiling light fitting, two wall light fittings, ample sockets, gas fireplace and door into...

Conservatory

7'9" x 5'8"

With UPVC double glazed window to rear, UPVC double glazed French doors opening to the garden, ample sockets and fitted carpet.

Landing

With fitted carpet, ceiling light fitting, door to airing/storage cupboard and doors to all first floor rooms, including...

Principal Bedroom

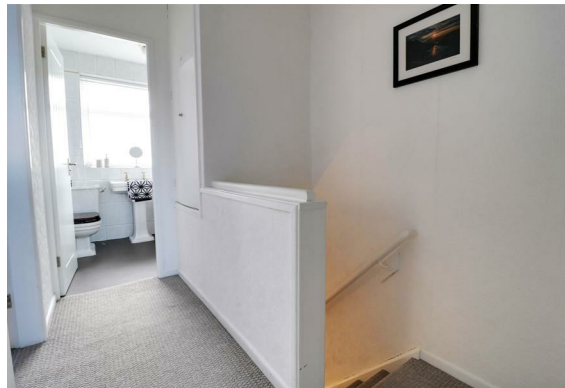
14'7" x 8'9"

Boasting fitted wardrobes with sliding doors, separate double doors to additional storage, fitted carpet, UPVC double glazed windows to rear and side elevations, ceiling light fitting, radiator and ample sockets.

Bedroom Two

10'7" x 9'10"

A generous second bedroom with double doors to fitted wardrobe, fitted carpet, radiator, ceiling light fitting, ample sockets and UPVC double glazed window to front elevation.



Bedroom Three

10'4" x 5'11"

A good size single room with UPVC double glazed window to the rear elevation, radiator, storage/wardrobe space, fitted carpet, ceiling light fitting and a radiator.

Bathroom

Having a low level push flush WC, pedestal hand basin and fitted bath with over the bath shower and glass shower screen. With tiled walls, vinyl flooring, UPVC double glazed obscure glass window to front elevation, ceiling light fitting and chrome towel radiator.

Outside

The property is approached via double cast iron gates with a part brick wall, part fence boundary to the plot. There is a landscaped gravel area hosting decorative shrubs and bushes. The paved driveway continues to the side elevation leading to the detached garage, allowing off road parking for approximately three cars, at the end you will find a wooden gate providing access to...

The rear consists of paved patio ideal for seating or alternate outdoor furniture, there are many sectors filled with decorative slate chippings enjoying a range of shrubs, plants and flowers. There is a fence boundary to all elevations, and you will note there are solar panels to the rear side of the roof.

NB: Solar Panels

We have been advised by the seller of the property that this home benefits from solar panels which are owned by a third-party, we would advise any potential purchaser to discuss this with their solicitor prior to exchange of contracts.

Council Tax Band

The council tax band for this property is B.

NB: Tenure

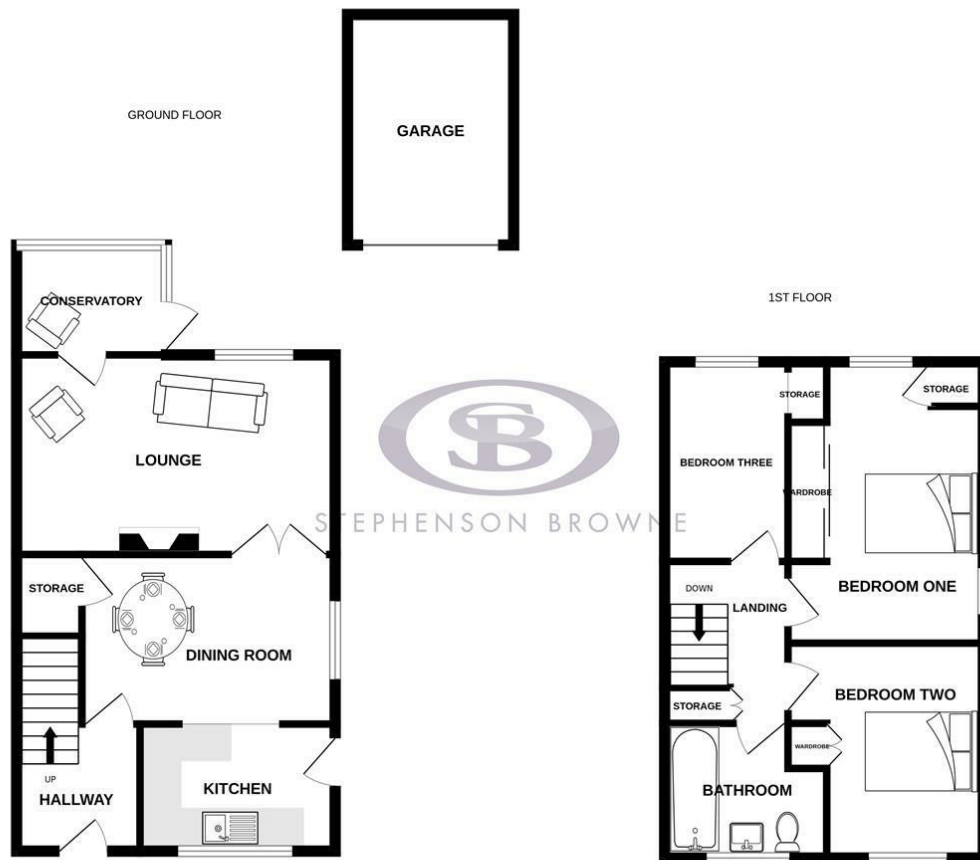
We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

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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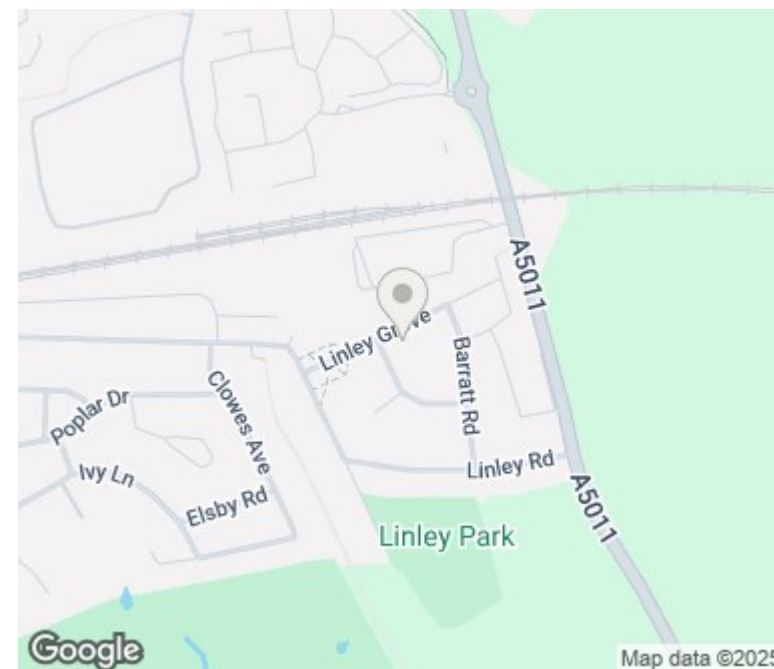
Viewing

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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Area Map



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		59	8
<p><i>Not energy efficient - higher running costs</i></p>		<p>EU Directive 2002/91/EC</p>	

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

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