



## 4 Tangent Place

ST7 2ZE

£210,000



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STEPHENSON BROWNE



Prepare to be impressed by this beautifully presented two-bedroom semi-detached home, nestled in one of Alsager's most desirable residential areas. Offering spacious and stylish living throughout, this property boasts a stunning modern kitchen/diner, a contemporary bathroom, and a thoughtfully landscaped rear garden—perfect for relaxing or entertaining. A private driveway provides convenient off-road parking.

The accommodation comprises an inviting entrance hall, a downstairs cloakroom, a modern kitchen/diner, and a comfortable lounge. Upstairs, you'll find two well-proportioned bedrooms and a well maintained family bathroom. Outside, the property features a front garden, driveway to the front and side, and a lovely rear garden ideal for enjoying the outdoors.

About the Area  
Alsager is a vibrant and picturesque town, home to a close-knit community and a fantastic range of local amenities. You'll find everything from independent shops, cosy cafés, and stylish boutiques to popular restaurants, bars, supermarkets, and a beloved local farm shop. The town also hosts a regular Farmers' Market offering locally sourced produce and handmade crafts.

The Mere, a tranquil lake at the heart of Alsager, is a well-loved landmark, along with Milton Park—featuring a charming rose garden and a fun-filled play area for children. The local leisure centre caters to all ages with a swimming pool, fitness classes, sports courts, and personal training. Sports enthusiasts can also enjoy the cricket club, which supports football, hockey, chess, and darts teams throughout the year.

Families will appreciate the excellent local schooling options, including the highly regarded Excalibur Primary School and Alsager High School & Sixth Form College, both rated 'Outstanding'.

Alsager offers superb connectivity, with easy access to major road links and nearby towns such as Congleton and Sandbach just a short drive away.

**Entrance Hall**

Doors to all rooms

**Kitchen/diner**

11'11" x 8'7" (3.64 x 2.64)

Modern kitchen/dining area with a double-glazed bay window to the front. Fitted with a range of wall, base, and drawer units, work surfaces, and a stainless steel sink with drainer and mixer tap. Includes built-in oven, four-burner hob with extractor hood, space for fridge/freezer and washing machine. Cupboard houses the gas central heating boiler. Finished with tiled flooring and a radiator.





### **Living Room**

13'1" x 11'9" (4.01 x 3.60)

Double glazed French doors to rear elevation opening onto rear patio area, stairs to first floor landing, two radiators.

### **Downstairs Cloakroom**

Comprising low level WC, pedestal wash hand basin having tiled splashback, tiled flooring, radiator.

### **Bedroom One**

11'9" x 11'8" (3.59 x 3.56)

Double glazed window to front elevation, comprising a range of fitted wardrobes having mirror fronted sliding doors, built in storage cupboard, radiator.



### **Bedroom Two**

13'5" x 6'7" (4.09 x 2.01)

Double glazed window to rear elevation, built in wardrobe, radiator.

### **Bathroom**

7'6" x 4'10" (2.31 x 1.48)

Double glazed window to rear elevation, comprising low level WC, pedestal wash hand basin, panelled bath having shower over and glass shower screen, tiled walls, recessed spotlights to ceiling, tiled flooring, radiator.



### **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.

### **Council Tax Band**

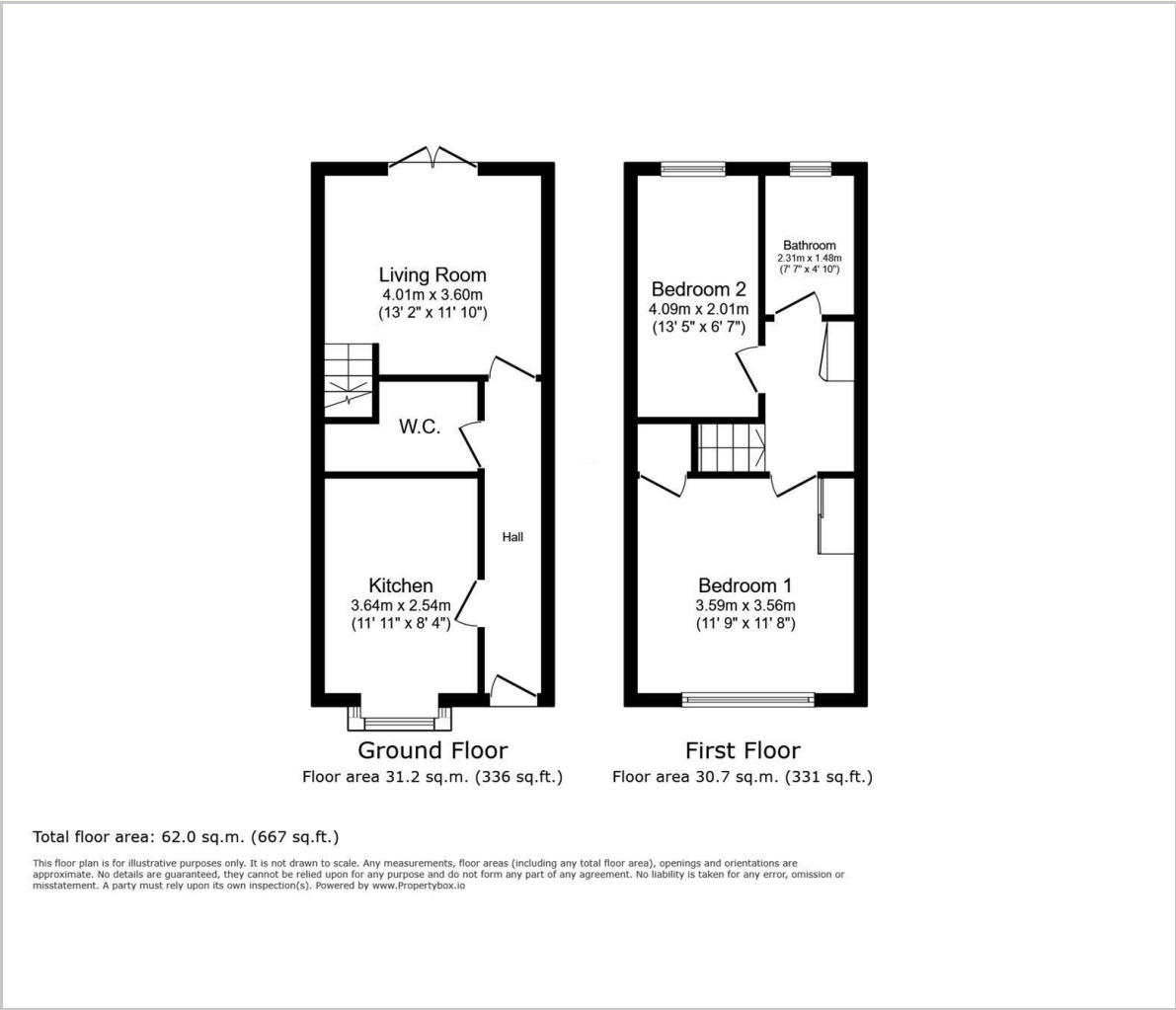
The council tax band for this property is B.

### **NB: Copyright**

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Floor Plan



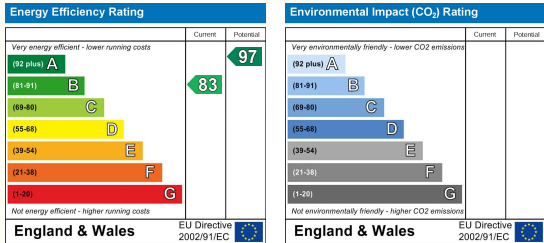
Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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